

**BILL NO. 3024-24**

**ORDINANCE NO. 2983-24**

**AN ORDINANCE AMENDING THE CODE OF THE CITY OF CAMDENTON, TITLE IV: ZONING CODE, CHAPTER 400: ZONING REGULATIONS, SECTION 400.030: DISTRICT BOUNDARIES, REZONING SUBMITTED BY DEZIERA BURNS AND PATRICIA MUSCIA FOR A TRACT OF LAND COMMONLY KNOWN AS 350 KANSAS STREET, FROM C-2 COMMERCIAL HIGHWAY DISTRICT TO R-2 TWO FAMILY RESIDENTIAL DISTRICT**

**WHEREAS, Deziera Burns and Patricia Muscia** has made application for property fully described in Exhibit A, attached hereto and made a part of this ordinance, to be rezoned from C-2 Highway Commercial District to R-2 Two Family Residential District; and

**WHEREAS,** the City of Camdenton Planning and Zoning Commission held a public hearing on February 13, 2024 to consider this rezoning request; and

**WHEREAS,** the City of Camdenton Planning and Zoning Commission made the recommendation at their February 13, 2024 meeting to recommend approval to the Board of Aldermen for the second public hearing and final decision; and

**WHEREAS,** The Board of Aldermen held a public hearing on February 20, 2024 to consider the rezoning request.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CAMDENTON, MISSOURI, AS FOLLOWS:**

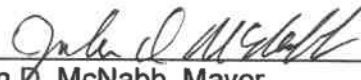
Section 1. That the Code of the City of Camdenton, Section 400.030 - District Boundaries, is hereby amended by changing the property described in Exhibit A attached hereto and made a part of this ordinance from C-2 - Highway Commercial District to R-2 Two Family Residential District.

Section 3. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 4. This Ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

Read the first time this 20 day of February 2024.

Read the second time and passed and approved this 20 day of February 2024.

  
\_\_\_\_\_  
John D. McNabb, Mayor

ATTEST:

  
\_\_\_\_\_  
Renée Kingston, MMC/MPCC  
Assistant City Administrator/City Clerk



RECEIVED  
JAN 17 2024

APPLICATION FOR REZONING PERMIT  
CITY OF CAMDENTON, MISSOURI

BY: AP 3:35p

\*\*\*Before completing this application, please read the attached information thoroughly.\*\*\*

**Instructions:** All questions must be answered in black ink, please PRINT or TYPE. If a question is not applicable, indicate by "N/A". Application must be signed by applicant.

1. Name of Property Owner(s): Dezirea Burns, Patricia Muscia  
Address: 351 Cameron rd camdenton mo 65020  
Phone: 573-692-2659  
(List all owners of the property. If corporation or partnership, list names, addresses and telephone number of principal officers or partners)
2. Name of land owner's representative, if different from above:  
N/A  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_
3. All correspondence relative to this application should be directed to whom?  
Dezirea Burns
4. General Location of property to be rezoned:  
350 Kansas St camdenton mo  
65020
5. Do you have a specific use proposed for this property?  
Yes  No  If yes, explain all uses: \_\_\_\_\_
6. Area of property in square feet or acres: 1064 sq ft
7. Present zoning classification: Commercial
8. Proposed zoning classification: Residential
9. Present use of property (describe all present improvements): vacant
10. Present use of all property abutting property proposed to be rezoned: Turning Building  
into a home

11. If a zoning district or comparable use to that proposed adjoins or lies with the near vicinity of the subject property, please describe the use and it's location:         

N/A

12. Do any private covenants or restrictions encumber the subject property which could be in conflict with the proposed zoning classification? Yes          No X  
If yes, please remit a copy of restrictions with the Recorder of Deeds book and page number.

13. To your knowledge, have any previous applications for the reclassification of the subject property been submitted? Yes          No X

14. How, in your opinion, will the rezoning affect public facilities (water, sewer, roads, etc.) and what measures does the applicant propose to address these problems if any.

None

15. List the reasons why, in your opinion, this application for rezoning should be granted:

For the new owners

16. This application must be signed by the property owner or his authorized agent. In the absence of the signature of the owner, the applicant shall attach a written power of attorney signed by the owner.

Date of application: 1/16/24

Duyi Bui

Signature of Property Owner

\*\*\*\*\*FOR OFFICE USE ONLY\*\*\*\*\*

Date application received: Jan 17, 2024

Application Fee Received         

Benie Kingston

City Clerk

Recommendation of the Planning and Zoning Commission for approval

Date: 2/13/2024

Action of Board of Aldermen

APPROVED:   
DENIED:

Ordinance Number 2983-24

Date: 2/20/2024

Recorded in Camden County, Missouri



Recording Date/Time: 06/29/2020 at 08:39:07 AM

Book: 834 Page: 146

Type: WD  
Pages: 8  
Fee: \$98.00 & 20200007899

CHALFANT



MISSOURI WARRANTY DEED

THIS INDENTURE, Made on the 21<sup>st</sup> day of June A.D., Two Thousand Twenty by and between

**JAMES A. HOPKINS**, being the **SUCCESSOR TRUSTEE** of the **HOPKINS FAMILY TRUST DATED 1/11/1990 FBO JAMES A. HOPKINS**; and **JANET BARNES**, being the **SUCCESSOR TRUSTEE** of the **HOPKINS FAMILY TRUST DATED 1/11/1990 FBO JANET BARNES**; as to an undivided one-half (1/2) interest; and **JAMES A. HOPKINS**, being the **SOLE TRUSTEE** of the **REVOCABLE TRUST AGREEMENT** of **JAMES A. HOPKINS** dated **JULY 7, 2009**, an undivided one-fourth (1/4<sup>th</sup>) interest; and **JANET BARNES**, **TRUSTEE** of the **REVOCABLE TRUST AGREEMENT** of **JANET BARNES** dated **JUNE 16, 2004**, as restated, an undivided one-fourth (1/4<sup>th</sup>) interest

of the County of Camden, State of Missouri, "GRANTORS", and

**PATRICIA MUSICA**, a single person and **DEZIREA BURNS**, a married person, as joint tenants with right of survivorship

of the County of Camden, State of Missouri, "GRANTEES",

(Mailing Address of said first named grantee: 1945 Mt. Horeb Road, Camdenton, Mo 65020)

WITNESSETH, that the said grantors, in consideration of TEN DOLLARS and OTHER VALUABLE CONSIDERATION to them paid by the said grantees (the receipt of which is hereby acknowledged), does by these presents, GRANT, BARGAIN and SELL, CONVEY and CONFIRM unto the said grantees, their heirs and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the County of Camden and State of Missouri, to-wit:

All of the North one-third (1/3<sup>rd</sup>) of Lots Nine (9), Ten (10) and Eleven (11) in Block Forty-four A (44-A), ORIGINAL TOWN of CAMDENTON, MISSOURI, a subdivision in Camden County, Missouri, according to the plat thereof on file and of record in the Office of the Recorder of Deeds, Camden County, Missouri.

Subject to all restrictions, reservations, easements and conditions of record and to all existing roads and power lines, whether of record or not.