

RZ-2026-722

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

All that part of the East Half of the Southwest Quarter of Section 21, Township 49, Range 29, Jackson County Missouri, being described as follows:
Beginning at the South Quarter Corner of said Section 21; thence North 88 degrees 00 minutes 18 seconds West, a distance of 380.00 feet; thence North 01 degrees 39 minutes 39 seconds East, a distance of 500.00 feet; thence South 88 degrees 00 minutes 18 seconds East, a distance of 380.00 feet, to the East line of said East Half of Said Section 21; thence South 01 degrees 39 minutes 39 seconds West, along said East line of said East Half of Said Section 21, a distance of 500.00 feet to the Point of Beginning

RZ-2026-722

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary of July 16, 2026

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

Preliminary plat

Randy Diehl gave the staff report:

RE: RZ-2026-722

Applicant: Gary & Margaret Mansur

Location: 39502 E. Gillespie Road

Area: 4.00 ± acres

Request: Change of zoning from District AG (Agricultural) to District RE (Residential Estates)

Purpose: The purpose is to create a single-family lot.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural. There are a few tracts with dwellings in the vicinity. To the West there are both RR and RE zonings. Across the road is the development White Oaks Crossing, within the City of Oak Grove.

Land use is primarily agricultural. Most of this area is within the designated flood plain.

The applicant wishes to divide off a 4-acre lot from the 90.00 ± acres.

The remaining acreage will remain within the Agricultural Zoning District.

The subdivision plat is under review.

County Plan:

The County Plan Development Diagram illustrates this area within the Rural Development Tier (RDT).

Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2026-722.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Any questions for Randy?

Is the applicant present? Please come forward and state your name and address.

Margaret Mansour 39502 Gillespie Road.

Mr. Antey: Do you have anything to add to Randy's report?

Ms. Mansur: No.

Mr. Antey: Any questions for the applicant?.

Is there anybody else present today that would like to speak in favor of this application?

Is there anyone present that would like to speak that is opposed to or has questions concerning this application?

Seeing none, I would entertain a motion to go under advisement.

Mr. Monaco moved to take under advisement. Mr. Farrar seconded.

Discussion under advisement

All those in favor of going under advisement?

All: Aye.

We are under advisement. Any questions, comments, thoughts?

Seeing none, I would entertain a motion.

Mr. Monaco moved to take under advisement. Mr. Farrar seconded.

Mr. Farrar moved to approve. Ms. Ryerkerk seconded.

Mr. Farrar: Approve

Ms. Ryerkerk: Approve

Mr. Moreno: Approve

Mr. Crawford: Approve

Mr. Smead: Approve

Mr. Monaco: Approve

Mr. Barton: Approve

Chairman Antey: Approve

Motion Carried 8 – 0

STAFF REPORT

PLAN COMMISSION

July 16, 2026

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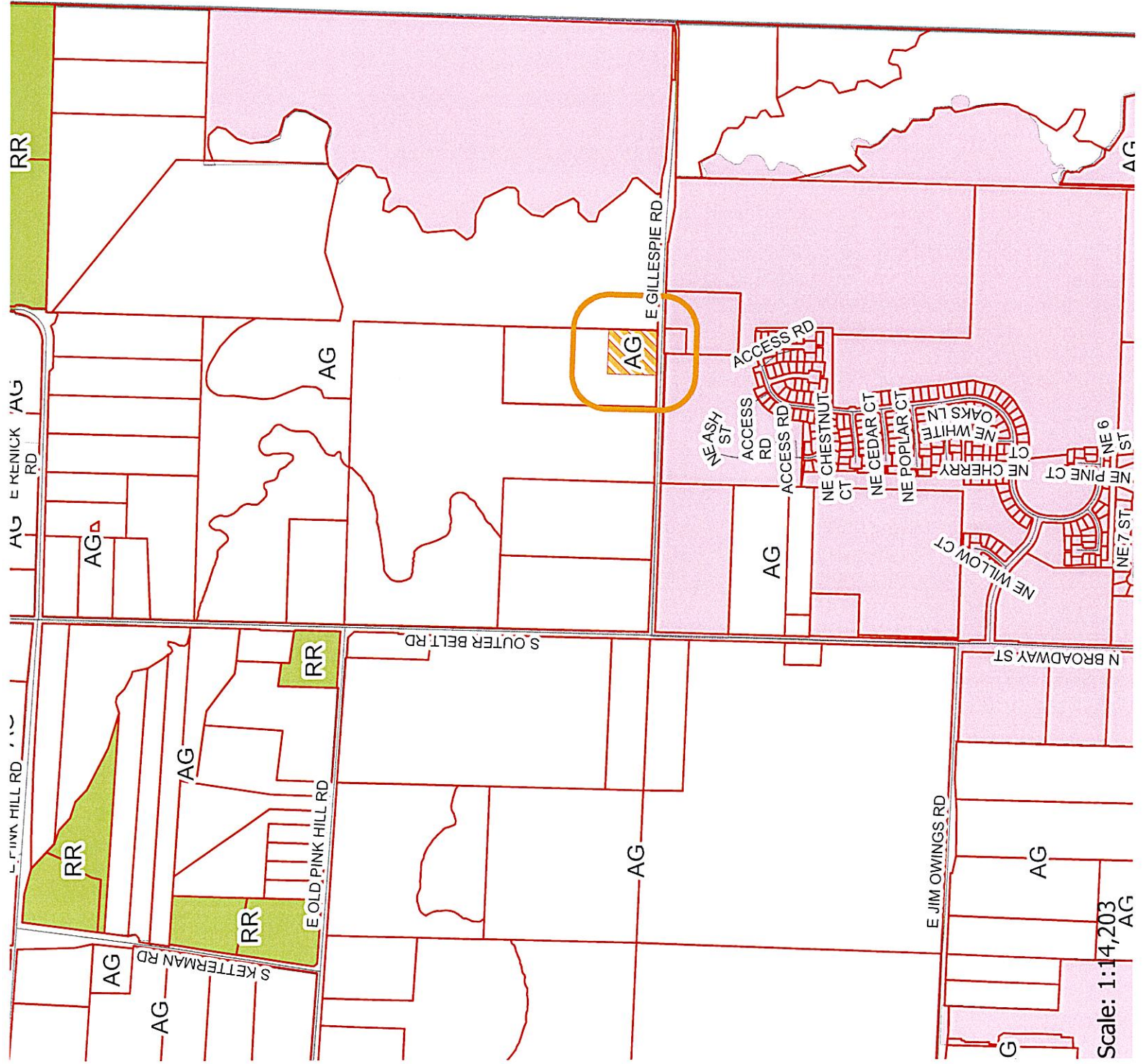
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Jackson County Public Works
Development Division
Randy Diehl, Administrator



RZ-2026-722

Property Owners Within 185 feet

parcel	owner	address	city	state	zip
38-100-04-02-00-00-000	DAVID MILLER	2611 S CRENSHAW RD	INDEPENDENCE	MO	64057
38-600-01-07-00-00-000	WHITE OAKS CROSSING LLC	3400 E LAFAYETTE	DETROIT	MI	48207
38-620-99-01-00-00-000	WHITE OAKS CROSSING LLC	3400 E LAFAYETTE	DETROIT	MI	48207
38-620-99-02-01-00-000	WHITE OAKS CROSSING LLC	3400 E LAFAYETTE	DETROIT	MI	48207
38-100-03-01-02-00-000	MANSUR GARY D & MARGARET L	39502 GILLESPIE RD	OAK GROVE	MO	64075
38-100-03-01-01-00-000	MANSUR GARY D & MARGARET L	39502 GILLESPIE RD	OAK GROVE	MO	64075



Jackson County

Public Works Department-Development Division

303 West Walnut Street
Independence MO 64050
Jacksongov.org

July 1, 2026

RE: Public Hearing; RZ-2026-722
Gary & Margaret Mansur

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission on a request by Gary & Margaret Mansur for a change of zoning from District AG (Agricultural) on 4.00 ± acres to District RE (Residential Estates) for a single-family lot at 39502 E. Gillespie Road.

The public hearing on this matter will be held by the Jackson County Plan Commission on Thursday, July 16, 2026, at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

If you know of any interested party who may not have received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.

If you have any questions concerning this matter, please contact the Planning and Development Division at 881-4577.

Sincerely,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Phil LeVota, County Executive

**JACKSON COUNTY, MISSOURI
APPLICATION FOR CHANGE OF ZONING**

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and Development Division,
303 W. Walnut, Independence, Missouri 64050 by the date on the Plan Commission Calendar.
 2. Application must be typed or printed in a legible manner.
 3. All applicable sections must be completed. If you need more space to provide information, please
use separate 8 1/2"x11" paper, reference the application number and attach it to the application.
Incomplete applications will not be accepted and will be returned to the applicant.
 4. Attach application for subdivision approval, consistent with the requirements of UDC Section
24003.10, as may be required.
 5. The filing fee (non-refundable) must accompany application.
(Check payable to: Manager of Finance)
\$350.00 – Change of Zoning to Residential
\$500.00 – Change of Zoning to Commercial or Industrial
-

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RZ-
Date filed _____ Date of hearing _____
Date advertised _____ Date property owners notified _____
Date signs posted _____
Hearings: Heard by _____ Date _____ Decision _____
Heard by _____ Date _____ Decision _____
Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

1. Data on Applicant(s) and Owner(s):

- a. Applicant(s) Name: GARY & MARGARET MANSUR
Current Mailing Address: 39502 Gillespie Rd Oak Grove, Mo 64075
Phone: 816-935-7539 email: gpmansur@aol.com
- ☒ b. Legal Owner of Property: ~~EMATE~~: SAME
Current Mailing Address: _____
Phone: _____ email: _____
- ☒ c. Legal Owner of Property: SAME
Current Mailing Address: _____
Phone: _____ email: _____

2. General location (Road Name) Gillespie Road
3. Present Zoning AG Requested Zoning RE
4. AREA (sq. ft. / acres) 4.0128 Ac
5. Legal Description of Property: (Write Below or provide copy of deed and survey)
Proposed Lot 1, MANSUR ESTATES
6. Present Use of Property: Residential
7. Proposed Use of Property: Residential
8. Proposed Time Schedule for Development: ASAP.
9. What effect will your proposed development have on the surrounding properties?
None
10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? No
If so, will any improvements be made to the property which will increase or decrease the elevation? _____
11. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water Provider Lafayette County
 - b. Sewage disposal: Onsite Waste Water ☒ Public Sewer ☐
 - c. Electricity Evergy
 - d. Fire and Police protection Sp. A. BAR Jackson County / Jackson County
12. Describe existing road width and condition: R/W: Exist 20' Prop'd 40' (half)
Punt: 20' ± good condition
13. What effect will proposed development have on existing road and traffic conditions? None

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? no

If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): _____

The LEGAL OWNER(s) of the property must be signatory to this application. If the owner is also the applicant then only the Property Owner portion needs to be filled out. Applications will not be accepted to move forward without the proper signatories.

Verification of ownership will be made using the Tax Rolls and the Recorder of Deeds database.

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature

Date

Property Owner(s)

[Signature]
MARGARET J. Mansur

6-8-2026
6-8-2026

STATE OF JACKSON Missouri

COUNTY OF JACKSON

On this 8th day of June, in the year of 2026, before me the undersigned notary public, personally appeared GARY MANSUR & MARGARET MANSUR, Husband & WIFE

known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

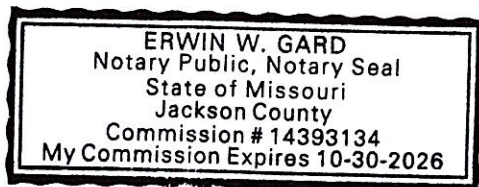
In witness whereof, I hereunto set my hand and official seal.

Notary Public

[Signature]

Commission Expires

10/30/26





39502

E GILLESPIE RD

NE WHITE
OAKS LN

NE ASH ST

ACCESS RD

Scale: 1:2,876



Jackson County, MO

