

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
May 21, 2026

Case Number 137-2026

A request by Rachelle and Jonathan Lee-Warner (owners) to allow the property addressed as 3303 Timberhill Street to operate a 210-night, maximum four-guest short-term rental pursuant to Sec. 29-3.3(vv) and Sec. 29-6.4(m)(2) of the Unified Development Code. The dwelling sought for licensure currently possesses a license allowing four guests for up to 120 nights annually. Additionally, there is adequate parking on-site. The 20.17-acre subject site is located west of the intersection of Timberhill Street and East Broadway.

MS. GEUEA JONES: May we please have a staff report?

Staff report was given by Mr. Ross Halligan of the Planning and Development Department. Staff recommends approval of the conditional use permit to allow the dwelling at 3303 Timberhill street to be operated as a STR subject to:

1. The maximum occupancy of four transient guests;
2. A maximum of 210 nights of annual rental usage.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had any contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. Any questions for staff? Briefly, and if the answer is no, that's okay. Do you know what our recommendation was on the original licensure? I think this is our first expansion.

MR. HALLIGAN: It was administratively approved.

MS. GEUEA JONES: It was administratively approved. Thank you.

MR. ZENNER: So this is --

MS. GEUEA JONES: Sorry. It's been a long week.

MR. ZENNER: This is the first request for an expansion of an administrative approved short-term rental.

MS. GEUEA JONES: Okay. I'm sorry that I missed that. I'm -- that's on me. Okay. Any further questions for staff? Seeing none. Anybody to speak in this case, please come forward.

PUBLIC HEARING OPENED

MR. LEE-WARNER: Jonathan Lee-Warner, 3303 Timberhill Road. Good evening, Commissioners. Thanks for hanging with me this late in the game. My wife, Rachelle, and I are the owners, and we are the occupants of 3303 Timberhill Street. Rachelle's family has owned this land, a 20-acre parcel, for four generations. When I retired from the military, we made the decision to move here and make this our home, and restore the property. It had fallen into significant disrepair over several decades, and the income from our short-term rental has been a meaningful part of what's made that possible. We've been clearing invasive trees, maintaining the land, continuing to invest in improvements, and it's allowed us to also share something very meaningful to us with visitors to the great city of Columbia. What you're considering tonight is permit for a small, attached guest space above our garage, one group at a time, mostly families visiting their children at Mizzou or other universities, or people seeking medical care. But we are onsite for every stay. We've held a 120-night license without incident or complaint. We are requesting 210 nights to build on what has been what I would call a pretty responsible operation, and we would just like to continue doing that. I also want the Commission to know that I personally visited every residence in the surrounding areas, as far as 2,000 feet away. I made contact with 11 neighbors, and left letters with those that I could with my contact information. The reception, I thought, was pretty positive across the board. We're invested in this land and this community for the long term, and we're just looking to do what we've already been doing responsibly. And I'm happy to answer any questions you guys may have.

MS. GEUEA JONES: Thank you. Any questions for this speaker? Seeing none. Thank you for being

here tonight.

MR. LEE-WARNER: Thank you.

MS. GEUEA JONES: Oh, wait. I'm sorry. I do have one quick one. How have you found it so far? Have you been getting lots of guests? Good? I'm obviously asking for more nights, I'm just --

MR LEE-WARNER: Yeah. It's been pretty good. I mean, more -- more than 120, you know, but we're not actually trying to maximize every night because it is our home. And so by that -- by that factor and it also self-selects a lot of people out that we wouldn't want in the place anyway. But it's mostly weekends, and like I said, University supported.

MS. GEUEA JONES: Okay. Thank you for being here.

MR. LEE-WARNER: Yeah. Appreciate you guys.

MS. GEUEA JONES: Thank you. Any other member of the public to speak on this case? Seeing none. We will close public comment.

PUBLIC COMMENT CLOSED

MS. GEUEA JONES: Commissioner comment. Any Commissioner comment? Commissioner Walters?

MR. WALTERS: I wish all of our applications were as complete as that one.

MS. GEUEA JONES: Truly. Would you like to make a motion?

MR. WALTERS: Yes. Regarding Case Number 137-2026, I move -- I make a motion to approve the requested STR CUP subject to a maximum occupancy of four transient guests, and maximum of 210 nights of annual rental usage

DR. GRAY: Second.

MS. GEUEA JONES: Motion made by Commissioner Walters; seconded by Commissioner Gray. Is there any discussion on the motion? Seeing none. May we please have a roll call.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Walters, Mr. Brodsky, Mr. Darr, Ms. Geuea-Jones, Dr. Gray, Ms. Ortiz. The motion carries 6-0.

MR. BRODSKY: The motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. That concludes our business for the evening. We will now go to public comments.