

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
September 4, 2025

Case Number 277-2025

A request by Colin Freeman (agent), on behalf of Black Dog Enterprise, LLC (owner), to allow 1501 Paris Road to be used as a short-term rental for a maximum of four transient guests and up to 210 nights annually pursuant to Section 29-3.3(vv) and Section 29-6.4(m)(2) of the Unified Development Code. The two-bedroom, one bath home has sufficient driveway capacity to support four UDC-compliant on-site/off-street parking spaces. The 0.15-acre subject site is located at the northwest corner of Paris Road and Wilkes Boulevard.

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

Staff report was given by Ross Halligan of the Planning and Development Department. Staff recommends approval of the Conditional Use Permit to allow 1501 Paris Road to be operated as an STR subject to:

1. The maximum occupancy shall not exceed four transient guests regardless of potential occupancy allowed by the most recently adopted edition of the International Property Maintenance Code (IPMC),
2. A maximum of 210 nights of annual usage,
3. Condition that two UDC compliant parking spaces be added to the site on a parking pad be within the rear yard of the subject site prior to the issuance of an STR Certificate of Compliance or Business License allowing the dwelling to be used as an STR.

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. Are there any questions for staff? Seeing none. We will open the floor to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Are there any members of the public here to speak tonight, please come forward.

MR. ADAMS: Good evening. My name is Taylor Adams, and I live at 302 West Broadway Avenue and --

MS. GEUEA JONES: We're going to have to have you come one at a time. I'm sorry. You're fine. You can sit right there.

MR. ADAMS: Okay. Okay. Sorry. I'm -- yeah. My name is Taylor Adams, and I own part of that house with that guy and that lady and my wife. It's right adjacent to his house and it came up for sale and it was one of those things where it was, like, oh, you've got to buy the house next to you, and so we

purchased it, I think, two years ago from Muzzy Properties, and we have had it since. We've put about \$30,000 worth of work into it. We shored up the basement, we redid the deck, we fixed the kitchen and the bathroom, and just kind of gone through and just made the house -- you know, updated it to today's standards and just -- but we've been operating and we want to be in -- we want to be in compliance, so that's kind of why we're here today.

MS. GEUEA JONES: Wonderful. Any questions for this speaker? No? Oh, Commissioner Ortiz, go ahead.

MR. ADAMS: Yes, ma'am.

MS. ORTIZ: So you are, along with your wife and the other two, you are Black Dog Enterprise, LLC?

MR. ADAMS: Yeah. Me and that guy really are. Like -- and that's my partner during the day. That's my husband. So we spend most days together unless, you know, something comes up. And been kind of going through a little bit of an influx. Colin -- you don't mind if I tell them? Colin had a stroke a couple of months ago, and sometimes he has seizures, and so that's kind of -- he was laid up for a long time, so yeah. So we just -- we've been kind of working on this and so -- but he's my partner.

MS. GEUEA JONES: Potentially an easier question. What's the dog's name?

MR. ADAMS: There's a lot of them. Yeah. So we've been having a lot of trouble with them, too. We've been losing dogs this year.

MS. GEUEA JONES: Oh, no.

MR. ADAMS: So it's been a rough year. So we got -- the dog that kicked off for me was Dee, and he had a dog named Eleanor and Esther, and so we had all these black dogs running around -- Charlie and Luna, so yeah. So that's -- those were the black dogs

MS. GEUEA JONES: Thank you. Any further questions for this speaker? Commissioner Gray?

DR. GRAY: Do you plan on adding the two spaces?

MR. ADAMS: Absolutely. I just called Doug this morning. Colin came in and we went up -- I guess don't want to sin anymore, so that's kind of weird. So I called Doug and talked to him. I got the number for the guy to cut the curb, and Dave, I've got it, like, started on the -- I don't know what to call that -- it's the program where you pull permits, And so I've got a permit started for us and I'm, like, we're -- I mean, we -- this is what, you know, we do construction work, so we -- we build decks around the, you know, county and the city and all that, so this is something we're going to tackle -- our pad, at least. And then the curb, we're going to have the approach poured by Dozer Dave.

MS. GEUEA JONES: Very good. Any further questions? If not, next?

MR. ADAMS: Thank you.

MS. GEUEA JONES: Flip a coin. You don't all three have to come up if you don't to, but you can if you want to.

MS. FREEMAN: I'm going to come up. I didn't think I was going to. So I --

MR. STANTON: Name and address.

MS. GEUEA JONES: Name and address, sorry. Yeah.

MS. FREEMAN: What was that?

MS. GEUEA JONES: Your name and address.

MS. FREEMAN: Oh, I'm sorry. I forgot. I've been here a long time, so if you --

MS. GEUEA JONES: I know.

MS. FREEMAN: Ali Freeman. Allison Freeman, that's my name, but I go by Ali. I live at 1415 Wilkes Boulevard. And we -- we've created a really special place. And with this Airbnb, I kind of manage it. I clean, I do all of that, and the scheduling and it's been wonderful. We've had -- the guests that we've had have been great, positive feedback, been a super host, which is kind of fun to see, like this little badge and stuff, which is kind of fun. So -- but what I've noticed is that a lot of it is parents that have come to visit their kids, and it's just a great place that's close to downtown. It's -- so we're getting families that come in and want just a place to call their home and they call it a cozy place to be and we've created that. And we also -- it's a place for our family to come and be there and visit. Can I keep -- sorry.

MS. GEUEA JONES: No, go ahead, yeah.

MS. FREEMAN: Okay. So I just wanted to say we built a little home there and we've met a lot of the people that stayed with us, and we're there in close proximity. And we also have a son, and so it just feels like we've had really great success with it, and kind of proud of what we've built. And just so you know, we're -- we're ready to be compliant and do those things that need to be done. And that driveway before, that was something that was previous to us, so just so you know this is kind of where we're at, but we're ready to tackle it. So that's all. I could probably ramble on, but I know we want -- we all want to go to bed. So, I'm done.

MS. GEUEA JONES: Any further questions for this speaker? Seeing none. Thank you so much for being here. Did you want to come up, sir? You don't have to if you don't want to. No. Okay. Very good. Any other member of the public who wishes to speak on this case? Seeing none. We will close public comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Commissioner comment? Any Commissioner comments on this case? Seeing none. Would anyone like to make a motion? Commissioner Ortiz?

MS. ORTIZ: Why me?

MS. GEUEA JONES: You made eye contact.

MS. ORTIZ: Oh, okay. I actually don't make motions very often, so let's -- let's do it.

MR. STANTON: Practice makes perfect.

MS. GEUEA JONES: You can do it.

MS. ORTIZ: Okay. I move to approve -- or in the Case of 277-2025, 1501 Paris Road, I move to approve the requested short-term rental conditional use permit subject to a maximum occupancy of four transient guests, maximum of 210 nights of annual rental usage, and two Unified Development Code compliant parking spaces to be added to the site on a parking pad within the rear yard of the subject site

prior to the issuance of the short-term rental Certificate of Compliance or Business License, allowing the dwelling to be used as a short-term rental.

DR. GRAY: Second.

MS. GEUEA JONES: Very good. The motion made by Commissioner Ortiz, seconded by Commissioner Gray. Is there any discussion on the motion? Seeing none, may we have a roll call, Mr. Stanton.

MR. STANTON: Sure thing, Madam Chair.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Darr, Ms. Geuea Jones, Dr. Gray, Ms. Ortiz, Mr. Stanton, Ms. Stockton, Mr. Walters, Ms. Wilson. Motion carries 8-0.

MR. STANTON: Unanimous, Madam Chair.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council.

MR. CRAIG: Madam Chair, if I may, real quick before you move on to the next case. Just a point for staff. I was looking on the Secretary of State's website as we were going through this hearing, and as -- on the agenda, it's Black Dog Enterprises, plural, which shows an address of Kansas City and organized in 2002. I assume that's not you guys. There is Black Dog Enterprise. Yes, which is, I believe to be correct. So there might need to be corrections --

MR. ZENNER: With or without the S?

MR. CRAIG: Without the S.

MR. ZENNER: Without the S. Thank you. No S. I will -- we will make that change accordingly.

MR. CRAIG: Thank you.

MS. GEUEA JONES: Next case.