

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
July 10, 2025

Case Number 233-2025

A request by Michelle Mathews (owner) for approval to allow 104 North Greenwood Avenue to be used as a short-term rental for a maximum of 210 nights and four transient guests subject to the provisions of Section 29-3.3(vv) and Section 29-6.4(m)(2) of the Unified Development Code. The 0.21-acre subject site is zoned R-2 (Two-family Dwelling), is 430 feet south of the intersection of West Ash Street and North Greenwood Avenue, and is addressed 104 North Greenwood Avenue.

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 104 Greenwood Avenue to be operated as an STR subject to:

1. The maximum occupancy permitted within the dwelling shall not exceed three transient guests unless a total of 200 square feet of bedroom floor area is achieved to support four transient guests;
2. A maximum of 210 nights of annual STR usage.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had any contact -- or 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.

PUBLIC HEARING OPENED

MS. GEUEA JONES: We will open the floor to public comment. Is there any public comment, please come forward.

MS. MATTHEWS: Hi. I'm Michelle Matthews; I live at 104 North Greenwood, and this is my Airbnb --

MS. GEUEA JONES: Can you pull the mic down? I'm sorry. And say it again. I'm sorry.

MS. MATTHEWS: Oh, okay. I'm sorry. I have a very soft voice. Hi, Michelle Matthews, 104 North Greenwood. I've lived at this property since 1997. In 2017, I decided to do an addition to my home, and part of that addition was to create this Airbnb space. I manage it completely on my own. I do all of the cleaning. I'm there for everything. I meet the guests when they want to meet me. Otherwise, it's completely separate entrance, and I've had zero complaints. I have very good reviews. I believe -- yeah, you received six letters from my immediate neighbors. I'm just here to answer any questions that

you might have.

MS. GEUEA JONES: Are there any questions for this speaker? Commissioner Wilson?

MS. WILSON: Not a question, but again, a note of appreciation. Thank you for being a good neighbor.

MS. MATTHEWS: You're welcome.

MS. GEUEA JONES: Anyone else? Seeing none. Thank you very much for being here tonight. Any other members of the public to speak on this case, please come forward.

MS. MITCHELL: This is the case I was here for. My name is Laura Mitchell; my residence is 209 Ridgeway, and I'm the president of the West Ash Neighborhood Association. So our West Ash neighborhood has been deeply affected by the Airbnb market. We're walkable distance to the stadiums and downtown and everything, and it's had a negative impact on our neighborhood. It's not so much the party aspect, but -- but also that there's not permanent housing for people and then we don't have a neighbor there. It's like a big empty thing most of the time. But this is the kind of short-term rental that we love. She is there. If there was trouble, she would manage it. Oh. She's there. If there was trouble, she would manage it. She's not taking away from property that somebody else could rent long-term or buy. And so we are all very supportive. Thank you.

MS. GEUEA JONES: Thank you. Any questions for Ms. Mitchell? Seeing none. Thank you. Next person, please come forward.

MS. FOLSOM: Hi. My name is Therese Folsom; I live at 111 North Greenwood, and I am here to support Michelle's application. Everything has been fine, and it's been a nice addition to our neighborhood.

MS. GEUEA JONES: Thank you. Any questions for this speaker? Seeing none. Thank you very much for being here. Anyone else 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 Stanton?

MR. STANTON: Madam Chair, I'm trying to go for a record here. I'm going to look it up to see if this has happened before.

MS. GEUEA JONES: You're doing it.

MR. STANTON: As it relates to Case 233-2025, for 104 North Greenwood Avenue, I move to approve the requested STR CUP subject to the following conditions: The maximum use shall not exceed 210 nights annually. A maximum of three transient guests, unless a total of 200 feet of bedroom floor area is achieved to support four transient guests.

MS. ORTIZ: Second.

MS. GEUEA JONES: Motion made by Commissioner Stanton; seconded by Commissioner Ortiz. Is there any discussion on the motion? Seeing none. Commissioner Brodsky, may we have a roll call?

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Darr, Ms. Ortiz, Mr. Stanton, Ms. Geuea Jones, Mr. Brodsky, Ms. Wilson, Mr. Walters, Ms. Stockton, Dr. Gray. Motion carries 9-0.

MR. BRODSKY: The motion carries unanimously.

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