

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

Case Number 235-2025

A request by Dan Harrison, (owner), to allow 317 Victoria Drive to be used as a short-term rental for a maximum of eight transient guests 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 0.21-acre, R-1 (One Family Dwelling) subject site is located northeast of the Carter Lane and Victoria Drive, and is addressed 317 Victoria Drive.

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

Staff report was given by Mr. Kirtis Orendorff of the Planning and Development Department. Staff recommends approval of the Conditional Use Permit to allow the dwelling at 317 Victoria Drive to be operated as an STR subject to:

1. The maximum occupancy of eight transient guests regardless of occupancy permitted by the most recently adopted edition of the International Property Management Code (IPMC) and
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 contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. Questions for staff? Okay. Commissioner Darr and then Commissioner Stanton.

MR. DARR: I don't think this is going to affect my support for this case, but it just piqued my curiosity as I was looking on the Google Street view, it appears the driveway is gravel. What's the city's rules on gravel driveways?

MR. ORENDORFF: So if it's an existing gravel driveway, we would permit the continued use of it. If they needed to extend it, then it would have to be paved within impervious surface, if I'm not mistaken on that. Yeah. So it being gravel doesn't affect it because it's already there.

MR. DARR: Even though they're asking for something new?

MR. ORENDORFF: The use is different, not changing the physical structure that's there, if that makes sense.

MR. DARR: So the change in use doesn't trigger it?

MR. ORENDORFF: For this driveway, that's correct.

MS. GEUEA JONES: Commissioner Stanton?

MR. STANTON: I was looking for any complaints. I couldn't -- off the top of my head, did we

have any registered complaints or anything?

MR. ORENDORFF: No written letters of correspondence for or against received by staff.

MR. STANTON: Okay. Thank you.

MS. GEUEA JONES: Any other questions for staff? Seeing none. We will open the floor to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Any members of the public who wish to come forward, please do so at this time. Name and address for the record.

MR. HARRISON: My name is Dan Harrison, 6951 South Ginlet Lane. It's my place. It's perfect. Perfect for STR. We've been doing it, so guests are happy, all five star reviews, 100 percent. We've had 52 reviews. My neighbors are happy. There's one house on each side, nobody in front of us, so it's just a big wall of trees and a fence of that multi-plex across the way. So it's perfect, you only have two neighbors to deal with. There's a fence in the back, so kind of stays pretty contained. It's a small house, but it was a rental regular before, so there's lots of additions to the basement, finished and all that. So it fits perfect. You know, I'm happy, neighbors are happy, guests are happy.

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

MR. STANTON: So whenever I see, like, more than six people, I get nervous, so when the stuff hits the fan, who do I call and how fast are they getting there?

MR. HARRISON: That's me on speed dial, so through the app, I get the messages immediately. So we've had some times that I had to go out for -- an AC unit one time and it was something with the water, I guess. The water heater went out, so I got crews there and everything, and they were really -- guests, I mean, they both reviewed five star, you know, post, but I've got a couple of reviews that were, you know, very attentive, very good communication, all that stuff, so it's stuff I like to hear.

MR. STANTON: It's not a party house?

MR. HARRISON: No. I mean, I get nervous, too. I mean, if they want to fill it with eight, it's, like, -- it's kind of marketed that way.

MR. STANTON: Yeah.

MR. HARRISON: I want them to have fun. There's games, there's toys, there's two-level split deck in the back. I built a fire pit. You know what I mean? So it encourages, like, social environment, but, you know, my neighbors, I'm, like, let me know if there's anything happening over there or whatever. So one time, somebody was parked in the street and then I talked to the guest about that. The rules are very clear in the book; you know what I mean? No street parking at all. So the driveway is nice and big because it was a rental before. It's like three wide, two long. I mean it can -- it's perfect for eight. So, anyway, it's just a lot more to clean-up and all that, so --

MR. STANTON: Thank you.

MS. GEUEA JONES: Any other questions? Seeing none. Thank you for being here tonight. Any other members of the public who wish to speak? Seeing none. We will close public comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Commissioner comment. Is there any Commissioner comment on this case?

DR. GRAY: Madam Chair, I would love to entertain a motion.

MS. GEUEA JONES: I can't hold them back; you know that. Right?

DR. GRAY: What if you get sick? We've got to have a back-up.

MR. STANTON: I -- I'm trying to go for a record, Madam Chair. I had my hand up anyway. She just said, like --

MS. GEUEA JONES: I'm really sorry. He's right here. You can't get to me. Commissioner Stanton, please make the motion.

MR. STANTON: I feel that was going to happen. See, I knew. I knew somebody was going to hit on this record. As it relates to Case 235-2025, 317 Victoria Drive, STR Conditional Use Permit, I move to approve the requested STR CUP subject to the following conditions: Maximum of 210 nights annually, and a maximum of eight transient guest regardless of the allowance permitted by the IPMC.

DR. GRAY: I'd like to second that.

MS. GEUEA JONES: Motion made by Commissioner Stanton; seconded by Commissioner Gray. Is there any discussion on the motion? Seeing none.

MR. STANTON: I just wanted to say that was pretty diabolical.

MS. GEUEA JONES: I was impressed. If there's no further discussion on the motion, Commissioner Brodsky, may we please 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: Motion carries unanimously.

MS. GEUEA JONES: Thank you. And thank you to Mr. Harrison for allowing us to be a little bit slaphappy up here this evening. Have a lovely night. All right. That ends our cases for the evening.