

Planning and Zoning Commission
June 5, 2025 7PM

Case # 202-2025 – 105 Pinewood Drive STR Conditional Use Permit

Submitted by Paula McFarling, Co-owner, May 28, 2025

House has 3 bedrooms (each with a door) and 2 bathrooms

Owned: 16 years as a rental

Rented as STR: 7 years

Owners live nearby

Average year: Booked 120 nights (33% of year). 4-6 adults. 15% bring children or infants with them. Most come for MU or Columbia events, but also have guests that come for work, weddings, holidays, etc.

Peter Yronwode and Paula McFarling have owned this house for 16 years, originally bought to house their son and his wife as they worked on their PhD papers for McGill in Montreal.

When our children bought their own home a few years later we used this house as a rental. Because we already owned two rental properties, we were familiar with the City of Columbia's registration and inspections.

We had good renters at first, but our last 2 families had each lost their jobs so they could not pay their rent. We floated them for many months, but we finally could no longer afford this and had to evict them. It took weeks to clean out the filth from the last renter and we decided we could no longer tolerate doing this. That is when we decided to try converting the house to a short-term rental.

We first talked to our close neighbors at the rental about this and all of them were fine with the prospect. After furnishing the house we listed it with AirBnB on September 27, 2018 and soon had our first guest.

At this point, we have been an STR for nearly seven years. We live nearby so we are always available. We try to be good ambassadors for Columbia. We have a notebook at the house that lists our favorite, locally-owned places to shop and eat. We are always available for questions from our guests.