

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

Case Number 136-2025

A request by Ms. Tia Brown (owner) to allow five 5 McBaine Avenue to be used as a short-term rental for a maximum of six transient guests, and up to 120 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) zoned subject site is located approximately 200 feet north of the intersection of West Broadway and McBaine Avenue.

MR. STANTON: Can we have a staff report -- our final staff report of the evening, sir?

Staff report was given by Mr. Ross Halligan of the Planning and Development Department. Staff recommends approval of the conditional use permit to allow 5 McBaine Avenue to be operated as an STR subject to:

1. A condition that the maximum annual usage of the dwelling for STR purposes shall exceed 120 nights; and
2. The maximum occupancy permitted within the dwelling shall not exceed six transient guests regardless of potential occupancy allowed by most recently adopted edition of the International Property Maintenance Code (IPMC).

MR. STANTON: Any questions for staff? Does anybody have something to say about this that they may want to share with their fellow Commissioners? I see none.

PUBLIC HEARING OPENED

MR. STANTON: Anyone wish to speak on this case, come forward. State your name and address in the mic.

MS. BROWN: I am Tia Brown; I own 5 McBaine Avenue. I live at 4707 McMickle Drive in Columbia. I just think that if there was going to be special consideration taken by P & Z to allow more than one per 300 feet, this might set the precedent that neighbors can get along, people can run successful businesses, and not negatively impact other residents and, you know, working streets of Columbia. As stated, too, there's several rental complexes adjacent to our street, and I think every neighbor except for Owen and Susan on all sides of my property are all rentals -- long-term rentals, even the one south of us, which, I guess, we're not seeking the maximum amount of occupancy because I don't want to negatively impact that neighborhood because I love it and I love our neighbors. So I think if there was sort of special consideration given to our residences, I would say it would be great for all of us because I don't plan to keep it as a STR forever. I mean, I plan to move back into the neighborhood

some day or have my sons move back there, but yeah. Love the neighborhood, and I want to still make it beautiful and operate it, you know, a successful business at the minimum, so as not to cause consternation between neighbors. And, you know, I heard the case before both of ours, and there's a lot of people opposed to this, and there are a lot of people opposed to it on, like, the West Ash Neighborhood Association Facebook page because of the limited amount of affordable housing, and I get that. I was a struggling person trying to afford a house in that neighborhood when it came up, and I was grateful for it. But I want to keep it as a -- you know, an owner-occupied dwelling at some point, and this is just a means to an end for me, so --

MR. STANTON: Any questions for this speaker? Mr. Williams?

MR. WILLIAMS: I feel obligated to ask as we typically do when there's been a violation, if you can tell us --

MS. BROWN: For the weeds?

MR. WILLIAMS: Yeah. Tell us just what happened there and past that.

MS. BROWN: That was last summer. The one notice I received was when our -- I had someone mow it, a company. He ended up quitting, and I think there was, like, a week and a half, maybe two, between mows when I had to find a different mower to come, and they took care of it almost immediately. But that's the only known violation I've ever had. I've never had any noise. I have very strict instructions on my Airbnb page, too, about the City's noise ordinance times. I also have a very strict check-in and vetting process because I don't want -- I want to keep it nice. I love that house, you know. That's the whole idea is I want to -- I want to have the bare minimum, so there's less wear and tear on the house, so it stays beautiful. I've also had it updated with new HVAC, new plumbing, electrical, and it's going to be getting a new roof, hopefully in the next few weeks, so --

MR. STANTON: Questions for this speaker? Ms. Loe?

MS. LOE: Thank you. That was actually going to be one of my questions, why you were limiting it to the 120 nights because that application identifies that you're not using it yourself. So it's strictly wear and tear on the house? You --

MS. BROWN: Ultimately, we're trying to just minimize the use on the house, but still, you know, pay the note to keep it.

MS. LOE: So you're renting it just enough to get the funds to cover the costs?

MS. BROWN: To keep it in our -- yeah. I cover the costs, keep it in our family.

MS. LOE: Okay. My other question, unlike like the case just before you, you're zoned R-1?

MS. BROWN: Uh-huh.

MS. LOE: And in this neighborhood, that typically takes an action by the owner to down-zone it. Did you do that, or was it that when you --

MS. BROWN: When I purchased it, I want to say it was R-2, but I think someone else had it -- or had several other properties rezoned because you could have, like, there were people in our neighborhood who were upset that people were turning their detached garages into, you know, dwellings,

and renting those out. So it was not me, but --

MS. LOE: Thank you.

MS. BROWN: No problem.

MS. LOE: So it's spot zoning now, sort of in that neighborhood, so it's interesting.

MS. BROWN: Yes.

MS. LOE: And I was just wondering if that influenced your thinking about the house and how you wanted to use it.

MS. BROWN: Well, I lived in it prior to -- wanted to hold onto it because one of my -- well, both of my sons would be very upset if I sold it and got rid of it because they want to live in it one day, so --

MS. LOE: Thank you.

MR. STANTON: Further questions for this speaker? No. Thank you, ma'am. Any discussion of the Commission?

MS. PLACIER: Oh, wait. We have another --

MR. STANTON: Oh, sorry.

MS. LOE: Yeah. We're still in public hearing.

MR. STANTON: Sorry. All right. Yeah. I like that speed.

DR. GRAY: Hi. I'm Dr. Les Gray; I live at 14 McBaine. I'm one of the people that cannot afford to buy home, and I also live on the side of the street where people park, so if there are concerns about density, I am deeply nosy and curious, and I would articulate those now. I received two postcards for this case and the previous one. I know my neighbors; they help me whenever I need to shovel snow. They tell me whenever my trash can is overflowing. I am not concerned about either of these rentals, and if I were, I know how to file a complaint. I am so deeply appreciative of your thoughtfulness and your concern, and what the work that you have done and continue to do, and I hope that you get more cases with delightful people that appreciate the work that you're doing.

MR. WALTERS: Thank you.

MR. STANTON: Any questions for this speaker? Don't leave now.

MS. LOE: I just can't -- I can't believe how chipper you are at this time of the night. Thank you. Thank you for coming forward. That's really useful information.

MR. STANTON: Questions for the speaker? Thank you, ma'am.

DR. GRAY: Thank you.

MS. GOUDIE: Susan, 7 McBaine. Talking about the other side. I would have prepared some remarks had I known, but I guess my general remarks are with us knowing Tia for so long, and I can recommend that she takes care of things. We didn't know about the weeds. I don't know what that was about, but she takes care of the property. She cares about the property. The bottom line is having an Airbnb on either side doesn't concern us, I think mostly because Number 9 is going to be a busier Airbnb, and we've seen Francee run that that way. Number 5 that we're talking about now, it seems like a lot of Tia's guests are coming along the times of some of the big Columbia events, like True/False and some of

the -- it's not necessarily football games, but kind of more family events. And so we have seen that run really well. I didn't realize that it was even the amount of nights that it said on the screen. I thought it was less nights than that. So obviously, she's vetting her -- her tenants well, because sometimes we didn't even realize they were there. And I would just like to give an even -- even testimony for both sides of my neighbors.

MR. STANTON: Questions for this speaker?

MS. LOE: Thank you. Thank you for sticking around.

MR. STANTON: Any other speakers? State your name and address.

MS. GORDON: Francee Gordon, 1119 Lakeshore Drive. So you guys would think that I would be in opposition of this, and she's my competition. But I am not. I went to high school with her. And anyway, I am in support of both of us being able to operate our short-term rentals there next to each other -- well, almost next to each other. So -- any questions?

MR. STANTON: Any questions for this speaker? Thank you, ma'am.

MS. GORDON: Okay. Thanks.

MR. MURPHY: Kevin Murphy, 1119 Lakeshore Drive. I would also like to express my support for Tia's request, and just one -- quickly, one other thing. So both of these requests went out. That is a very dense neighborhood, went out to 60-plus postcards, went to the West Ash Neighborhood Association, a very active neighborhood association, and I just want you guys to be cognizant of, you know, like if the crowds that may have not shown up tonight with all that publicity and advertisement, so thank you.

MR. STANTON: Any questions for the speaker? Anybody else wish to speak? Going once, going twice, going three times.

PUBLIC HEARING CLOSED

MR. STANTON: Any discussion with Commissioners?

MR. WALTERS: I have a comment.

MR. STANTON: Mr. Walters?

MR. WALTERS: We could only dream that all future STRs would have participants who are as attentive and conscientious and cooperative as those we have just witnessed tonight -- in the last two occasions tonight.

MR. STANTON: I thought I was delirious or might have been dreaming, but I agree. This is like -- yeah. I'm trying to make sure I was awake, but yeah. I agree.

MR. WALTERS: I'd like to make a motion.

MR. WILLIAMS: I just want to -- in the spirit of counsel's advice, I just want to reiterate that I do view the 300 foot as a -- a consideration, but not a mandate, and that given the comments that we've heard on this case and the support from the neighbors, I -- I think, in fact, that these licenses, these STRs are -- are specific to the individual owners of the property, that I don't have a concern with the proximity issue here and otherwise. This just seems like a test case for really what we should be -- be hoping for, and that neighbors can come together and without trying to sound like I'm being too cute, I feel like I'm at

a block party for -- at City Hall.

MR. STANTON: Ms. Loe?

MS. LOE: And for this case record, I would like to reiterate that the fact that this second one is coming in with a crafted, it feels like, application for the number of nights and for the number of guests, they're not just maxing out. The quantity tells me that this is a sensitive request, and it does address some of the concern that we had with distancing which was just the impact on the neighbors and the neighborhood overall. So we've gotten the neighbors' comments or lack of them that this arrangement is working, and I -- I appreciate the crafted request. Thank you.

MR. WALTERS: I'd like to make a motion.

MR. STANTON: It is ripe for a motion.

MR. WALTERS: In the case -- in the matter of Case Number 136-2025, an STR Conditional Use Permit for 5 McBaine Avenue, I move that we approve the requested STR CUP subject to the following: Condition that maximum usage shall not exceed 120 days annually, and that the maximum of six transient guests, regardless of allowance permitted by IPMC.

MS. LOE: Second.

MR. STANTON: Moved and properly seconded. Is there any discussion on this motion? Going once, going twice. Very good. Let's get it on the books, Mr. Secretary. We are ready when you are.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Ortiz, Ms. Placier, Mr. Stanton, Mr. Williams, Ms. Loe, Ms. Wilson, Mr. Walters. Motion carries 7-0.

MR. WILLIAMS: That is seven yeses, zero nos. The motion carries.

MR. STANTON: Thank you, Mr. Secretary. That recommendation will be forwarded to City Council.