

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
JULY 23, 2026

Case Number 170-2026

A request by Carolyn Mathews (owner) for approval to rezone 1.98 acres of property from the A (agriculture) zoning district to the R-1 (One-family Dwelling) district. The subject site is located around 400 feet south of the intersection of Rock Quarry Road and Scarborough Drive, and includes the address 4200 Rock Quarry.

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

Staff report was given by Mr. David Kunz of the Planning and Development Department. Staff recommends approval of the proposed rezoning from A to R-1.

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. Are there questions for staff? Commissioner Gray?

DR. GRAY: Thank you. I think you may have answered my question, because I know we have talked about the loss of agricultural land or land designated as A, and in this case, it doesn't seem like that's an issue because it is not -- it would not be a legal lot where anything could happen.

MR. KUNZ: Yeah. I would say since this could not be platted and could not be developed for any agricultural use without platting and we wouldn't be able to support a plat presently, it would require the other parcel to also come in as agriculturally zoned and then they could replat it all as one lot. It doesn't necessarily seem like four acres of ag on this side of Rock Quarry is also the most compatible use when you consider what has been built around there, and, you know, there's also more flexibility with R-1 zoning that would be permitted. Yeah. So I would say it's maybe not the ideal location for agricultural uses, and also the rear of the second lot, which we're going to talk about next, steep topography, environmental features that encumber it as well. So I'm not sure how much development opportunity there need be on that lot anyway.

DR. GRAY: Great. And my second question, you mentioned that there would need to be a water main extension. At what point would that happen?

MR. KUNZ: Yeah. I agree. That would be -- so we'd have to have plans for it to be extended approved before a final plat can go to City Council, and then such improvements would actually need to be made before a certificate of occupancy could be issued for whatever is developed on the site. So it couldn't be inhabited until there is adequate infrastructure.

DR. GRAY: Great. Thank you.

MR. KUNZ: Yeah. Thank you.

MS. GEUEA JONES: Are there any further questions for staff? Seeing none. We will go to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Are there any members of the public to speak on this case, please come forward. Name and address for the record. We allow six minutes for the applicant and groups, and three minutes for individuals.

MS. MATHEWS: Hello, I am the owner. I'm Carolyn Mathews, and the property is 4200 Rock Quarry Road. I don't reside there now. I reside in the community of Linn. Do you need that address?

MS. GEUEA JONES: No.

MS. MATHEWS: No. I didn't think so. Okay. So bottom line, as you have heard, this property by itself is not ready for much of anything. There's a lot of things that have to be done, and a lot of obstacles. However, I'm trying to sell both, and so the next hearing will be on the second piece. And it's clear to me that in trying to sell it, that any buyer or builder would want both of these parcels, and therefore, that would solve a lot of the problems, but I'm still leaving it up to the builder or buyer, and it

might be the same person, to do the platting and those additional things that have to be done later. We're just trying to resolve the number one and number two issues, getting both of these to be R-1 zoning, and getting annexed to the part that's in the county. So has any -- if anyone has any questions for me, that's fine.

MS. GEUEA JONES: Are there any questions for this speaker? Seeing none. I was just doing a little bit of math.

MS. MATHEWS: Okay.

MS. GEUEA JONES: So we're just under four acres, total?

MS. MATHEWS: Exactly. Three point nine five, yes.

MS. GEUEA JONES: Three point nine five. Very good. Seeing no questions, thank you for being here.

MS. MATHEWS: Thank you.

MS. GEUEA JONES: Anyone else to speak on this case, please come forward. Seeing none.

We will close public comment and go to Commissioner comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Any Commissioner comments? Seeing none. Commissioner Stanton, did you have something?

MR. STANTON: Madam Chair, I would entertain a motion.

MS. GEUEA JONES: Please do.

MR. STANTON: As it relates to Case 170-2026, 4200 Rock Quarry Road rezoning, I move to approve the requested R-1 zoning from A.

MS. GEUEA JONES: We have a motion. Is there a second?

DR. GRAY: Second.

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

MR. STANTON: Of course, Madam Chair.

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

MR. STANTON: You have eight, Madam Chair, yes.

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