

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
August 24, 2023

Case Number 220-2023

A request by Crockett Engineering (agent), on behalf of Old Hawthorne Golf, LLC (owner), seeking approval to rezone 33.96 acres from PD (Planned Development) and R-1 (Single-family Dwelling) to O (Open Space) district. The purpose of the request is to replace the existing site improvements (i.e. the Old Hawthorne Golf Course Clubhouse and Driving Range) within a single common zoning district. The existing uses are classified as "outdoor recreation and entertainment uses" which are only permitted within the O district pursuant to approval of a conditional use permit (CUP). A concurrent request (Case Number 221-2023) has been submitted seeking approval of the required CUP. The subject site is located at 6221 East Broadway.

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

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of the requested rezoning to the O district.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had any contact with parties to this case outside of this public meeting, please disclose so now. Seeing none. Are there any questions for staff? Commissioner MacMann?

MR. MACMANN: Thank you for your report, Mr. Palmer. I have a question. We had the UDC -- this not for you all, this is for us to make sure --

MR. PALMER: I can't hear you.

MR. MACMANN: I'm sorry. Is there a path in the future that we could do this administratively? Because they're having to pay Tim, and I'm sure Tim doesn't mind getting paid, but they filed the law back then. We didn't have O when we did the UDC, and we did that later, and now they're having to pay Tim and jump through hoops, and yadda, yadda, yadda. I just -- I want to plant that seed. I don't want to litigate that right -- or legislate that right now, but there may be other things like this, too.

MR. PALMER: Yeah. The answer is no. It is a rezoning, and those are all handled via this process, so --

MR. MACMANN: I appreciate that, but they were up to speed before -- thank you for your time. Madam Chair, thank you for that indulgence.

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

PUBLIC HEARING OPENED

MS. GEUEA JONES: Please come forward.

MR. CROCKETT: Madam Chair, members of the Commission, Tim Crockett, Crockett Engineering, 1000 West Nifong. I'll be very brief. I believe this is just basically cleaning up a situation that the UDC has created. Nothing is wrong, it's just trying to clean things up a little bit and make us from a nonconforming use into a conforming use. And I appreciate your comments, Mr. MacMann. It would be nice if this was legislative. I don't think it's going to be a -- or if it's administrative, I don't think that's probably a process we can go through, but I'd be much appreciative if it was. So with that, I'm happy to answer any questions.

MS. GEUEA JONES: Any questions for this speaker? Seeing none. Thank you very much. Any other public comment on the rezoning? Seeing none.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Any Commissioner comment? Commissioner MacMann?

MR. MACMANN: Thank you, Madam Chair. In the matter of Case 2020-2023 [sic], 6221 East Broadway rezoning from PD and R-1 to O, I move to approve.

MR. STANTON: Second.

MS. GEUEA JONES: Moved by Commissioner MacMann and seconded by Commissioner Stanton. Is there any discussion on the motion? Seeing none. Commissioner Carroll, may we have a roll call?

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Geuea Jones, Mr. Ford, Ms. Wilson, Mr. Stanton, Mr. MacMann, Ms. Carroll. Motion carries 6-0.

MS. CARROLL: We have six votes to approve; the motion carries.

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