

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**November 6, 2025**

**Case Number 338-2025**

**A request by Stacy Mattingly (agent), on behalf of Chris and Stacy Mattingly (owners), to allow 717 Campusview Drive to be used as a 210-night maximum of seven guest short-term rental (STR) pursuant to Section 29-3.3(vv) and Section 29-6.4(m)(2) of the Unified Development Code. The three-bedroom, two bathroom home has an attached two-car garage and driveway capacity to support two UDC-compliant on-site parking spaces. The 0.17-acre subject site is located at the terminus of Campusview Drive, approximately 475 feet east of its intersection with UMC Drive.**

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

MR. HALLIGAN: Staff report was given by Mr. Ross Halligan of the Planning and Development Department. Staff recommends approval of the conditional use permit to allow 717 Campusview Drive to be operated as a STR subject to:

1. The maximum occupancy shall not exceed seven transient guests regardless of occupancy allowed by the most recently adopted edition of the International Property Maintenance Code (IPMC);
2. A maximum of 210 nights of annual rental usage; and
3. The two-car garage must be available while in STR use.

MS. GEUEA JONES: Thank you. Before we got to questions for staff, have any of my fellow Commissioners have had any contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. I have -- well, I have one question, and it's a silly one, but I'm just curious.

MR. HALLIGAN: Uh-huh.

MS. GEUEA JONES: Is this -- which ward is this? Is this Fourth Ward?

MR. HALLIGAN: I think it's three, off the top of my head.

MS. GEUEA JONES: I will take off the top of your head as --

MR. HALLIGAN: Yeah. I want to say three. I don't know, to be completely frank.

MS. GEUEA JONES: Like I said, just a --

MR. HALLIGAN: I don't I know it's within the Seven Oaks neighborhood association, if that helps locate this property.

MS. GEUEA JONES: That helps, yeah. Thank you. Yeah. Thank you. That helps. All right. Any other questions for staff? Seeing none. We will go to public comment.

**PUBLIC HEARING OPENED**

MS. GEUEA JONES: Any members of the public who are here tonight, please come forward. Name and address for the record, please.

MS. MATTINGLY: Hi. My name is Stacy Mattingly; and I live at 549 Lexington Landing in St. Charles, Missouri. I had a bunch of stuff prepared. I'm going to go over a few of it, but I -- I know just listening to you guys over the night that a lot of it is beating a dead horse. You spent a lot of time creating these regulations and rules for a reason because you've done research of how this affects the neighborhoods and everything. So first off, we purchased this home as an investment because we --

MS. WILSON: Excuse me, ma'am. You need to pull the microphone towards your mouth. Thank you.

MS. MATTINGLY: See, I'm not short, or I'm not tall, but I still can't hear me. Okay. So we purchased this home as an investment because we enjoy spending time in Columbia. We visit often for work. My husband has work in Columbia. We are here for college activities, camps, and sports. My daughter's best friend actually is running at a cross-country state meet tomorrow, so we're going to catch that. She runs in the afternoon. We currently own and self-manage two other properties, short-term rentals in Missouri, not in Columbia, in Missouri. This is my full-time job. This is all I do, so I take great pride in the properties that I manage, and I do all the details from guest communication, neighborhood communication, maintenance, cleaning, all of that goes through me. I am hands-on with all of my properties. All of my guests get my cell phone. I have one cell phone, they get my cell phone number. They get my e-mail. All of the neighbors get my cell phone and get my e-mail. I've gotten calls in the middle of the night, like, I'm available for anybody with anybody -- with any concerns whatsoever. We are proud super hosts. I have majority five-star reviews. I've not gotten anything lower than a four star. And to do that, you just have to keep good properties, you have to have good communication, and we've done that over the last two years at those two properties. We're looking for guests that are families, alumni, professionals, even people coming in for medical treatment. Somebody mentioned it earlier tonight, and I actually worked a little bit with the Missouri Orthopedic Group, and I would see patients coming in two hours around for big back surgeries and they'd have to be in town for a week, and you need a place to stay, so that's what we're looking for. I do not want parties. I do not like those guests. We have a way of screening them, making sure that everyone is doing what they're supposed to. We enforce quiet hours. I've got the ring cameras. I've got -- there's a system called NoiseAware that actually measures decibels, so that if there's any noises, that I can be on top of that, so I do take that very seriously. We want to be good members of the community and keep things under control. As mentioned before, there's 16 properties around us. Thirteen are already rentals. They're not short-term, but they're rentals, so that could be anything from 30 days to a year, whatever, so it fits into this neighborhood. I did read over those two e-mails that came in, and I think, once again, like, this fits in the neighborhood. That was one of the concerns that it didn't. You guys already know how it affects property values. Really well-maintained Airbnbs can actually increase property. The other thing that those two neighbors actually went and tried to knock on their door to talk to them, they weren't there because they are property owners. They're

renting their homes. So the traffic concern, the change in the neighborhood, like, it was good with three guys in a college -- you know, renting for college, and the others are right out of college and they work at VA. So the people that complained aren't even living there, so I just wanted to point that out on -- yeah. So we look forward to trying to get this up and running. We also talked with Patrick and David prior to purchasing the property over the summer. I had them check multiple different properties to make sure we are following all the guidelines and doing everything right. So that's where we're at, and I would love to answer any questions.

MS. GEUEA JONES: Any questions for this speaker? Commissioner Walters?

MR. WALTERS: Just a real minor question. What was the decibel monitor thing you mentioned?

MS. MATTINGLY: It's called NoiseAware.

MR. WALTERS: NoiseAware?

MS. MATTINGLY: Yeah. You can do it inside the house. It's legal through Airbnb, you just have to disclose that, and you can put them on the outside.

MR. WALTERS: Okay.

MS. MATTINGLY: There's a couple different ones that do that, a couple of different brands. But it'll send you notifications, you can even sign up for a service that has outsource where they call and contact the patient -- or patient -- I'm sorry -- the renter.

MR. WALTERS: Okay. Interesting. Thank you.

MS. MATTINGLY: Yeah.

MS. GEUEA JONES: Commissioner Wilson?

MS. WILSON: I was going to let it go, but why not -- not let it go. I understood your note about the renters. They are still residents, and it is still important that we hear from them if they feel like there's a problem. So it's okay that they, you know, shared, even though they're not the homeowner.

MS. MATTINGLY: No, I'm sorry. It was not the renters that had the issue, it was the homeowner.

MS. WILSON: Okay.

MS. MATTINGLY: I spoke -- the people that were in the home were on board, and, actually, the three gentlemen that I spoke to, I asked them about traffic and parking because that was something that that -- the homeowner had mentioned. And I -- I had been there a lot to fix the property and I have not noticed traffic, and parking hasn't seemed to be an issue. But they have three big trucks, and they're on the street, and I just asked if he had noticed any traffic. He said, oh, no, it's fine. We park on the street all the time.

MS. WILSON: Thank you for clarifying.

MS. MATTINGLY: Yeah. Sure.

MS. GEUEA JONES: Any other questions? This is not a factor at all in our decision here, but there is an HOA there. It -- I would be careful and reach out to them because most of the time when we get an Airbnb application and an HOA, we have the HOA here saying you're there violating our agreement, which is not our job to enforce and is out of our control. But since you don't live in the

neighborhood, you might watch for that. And then I also just wanted to ask you to my point after the last case, how did you become aware that there were regulations in Columbia that you should pay attention to?

MS. MATTINGLY: Googled it.

MS. GEUEA JONES: Thank you. Any other questions for this speaker? Seeing none. Thank you for being here tonight. Anyone else to speak on this case? Seeing none. We will close public comment and go to Commissioner comment.

**PUBLIC HEARING CLOSED**

MS. GEUEA JONES: Any Commissioner comments on this case? Commissioner Stanton?

MR. STANTON: This is a great presentation, answers the questions. I didn't -- I didn't even get to rough anybody up. I mean, all the questions were answered and everything was just great. So I would entertain a motion after my colleagues finish their discussion.

MS. GEUEA JONES: I think we're ready.

MR. STANTON: Are we ready?

MS. GEUEA JONES: Yes.

MR. STANTON: All righty. As it relates to Case 338-2025, 717 Campusview Drive, STR conditional use permit, I move to approve the requested STR CUP subject to the following: Maximum occupancy of seven transient guests; maximum of 210 nights of annual rental usage; in addition to a two-car garage made available when the dwelling is used for an STR.

MS. ORTIZ: Second.

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

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Ortiz, Mr. Stanton, Mr. Walters, Ms. Wilson, Mr. Brodsky, Mr. Darr, and Ms. Geuea Jones. Motion carries 7-0.**

MR. BRODSKY: The motion carries.

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