

February 25, 2055

Ross Halligan, Planner

Community Development Department

RE:Case #84-2025

To whom it may concern:

In opposition to a property, 3411 Goldenwood Drive being offered a conditional Use Permit.

I want to say that I bought my property as a family home. I did not buy a condo or apartment but a single family property. I thought I would be surrounded by similar homes and was not let to believe otherwise. I ask that you consider my property value as well as the value of the Goldenwood Drive property.

Sincerely,

Carole Jean Simmons

3408 Yellowwood Drive

Columbia, Missouri 65202-0159

Carole Jean Simmons



Ross Halligan <ross.halligan@como.gov>

Case#84-2025

dvda201 <dvda201@aol.com>

Wed, Apr 2, 2025 at 5:46 PM

To: ross.halligan@como.gov

I oppose to the request for short-term rental at [3411 Goldenwood Dr.](#)

Dana D.

[3406 Goldenwood Dr](#)

Sent from my T-Mobile 5G Device

[Planning]: Zoning at 3411 Goldenwood Drive Arbor Pointe Planning and zoning meeting April 10 7:00 PM

Lawrence Luck <lluck5734@gmail.com>

Wed, Apr 9, 2025 at 8:24 PM

To: Planning@como.gov

I am writing to say that I am against rezoning the property located at 3411 Goldenwood Drive. The residence is located in a single family neighborhood in the Villages of Arbor Pointe. The Arbor Pointe Subdivision has a Home Owners Association (HOA). When a residence is purchased the new owner agrees not to use the property as a rental of the type like a VRBO or Air BNB. Allowing up to 8 unrelated individuals in a single family home is not in line with the single family neighborhood or the HOA. The house is within 1000 feet of a public Elementary school. I worry that sexual predators could rent the house, is the home owner responsible if a renter violates the law? Our neighborhood has a pool that we pay dues to use, I do not agree with a short term rental unit giving access to renters in a VRBO or Air BNB property. I am also worried that allowing a change in zoning will lower home values and potentially increase crime.

Please consider this email in your rezoning review of the property.

Please acknowledge receipt of this email.

Sincerely concerned Arbor Pointe Homeowner

Lawrence Luck

5815 Sumac Ct

Columbia, MO 65202

573-289-8642

[Planning]: Applicant Supplemental Correspondence

Melinda Lucas <melindalucas@igrealestate.com>
To: planning@como.gov

Sun, Apr 6, 2025 at 2:51 PM

Applicant Supplemental Correspondence
Case: 84-25

Below you will see the attachment labeled " Documents"

I am writing to provide additional context and clarification regarding the supporting documents we submitted for our Airbnb. We believe these documents demonstrate our commitment to being responsible hosts and ensuring a positive impact on our neighborhood.

1. **Document 1:** This document outlines our check-in procedure for guests, which includes clear instructions on parking. We ask that all guests park in the garage and driveway to avoid parking in front of other people's mailboxes or designated spaces. This ensures that there is no disruption to the neighborhood's flow and respects the property rights of our neighbors.
2. **Document 2:** This document verifies that we live in Columbia and are frequently present at the property to personally oversee the property's condition. We are actively involved in managing the property, including flipping it ourselves, to ensure it is well-maintained and that all guest experiences are positive.
3. **Documents 3, 4, and 5:** These documents demonstrate our rigorous screening process for all potential guests. We carefully review all guest profiles and only allow individuals with five-star reviews to book our property. This ensures that only respectful and responsible guests are allowed to stay, further contributing to the safety and well-being of the neighborhood.

We trust that these documents effectively address any concerns and further demonstrate our dedication to being responsible Airbnb hosts. We are committed to maintaining the integrity of the community and ensuring our property does not negatively impact our neighbors.

Thank you for your time and consideration of our application. Please do not hesitate to contact me if you require any additional information.

Melinda

[OBJ]

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MELINDA LUCAS
IRON GATE REAL ESTATE
LICENSED REALTOR®

m: 660-341-1313 p: 573-777-5001
a: 2635 S PROVIDENCE RD COLUMBIA, MO 65203
w: IGREALESTATE.COM

11:52



Details

Kimberly and 3 others

Mar 7 - 9 • Cozy Columbia Home * *Pool & Park*

Translation on

Safe travels

Kimberly · Booker 1:31 PM



Check in is at 3 PM today

Justin · Host 1:31 PM

March 7th-
Check in instructions:
3:00 PM check in time.

Our Hoa does a fantastic job keeping the neighborhood pretty and safe. In efforts to maintain these policies- Guests will use a garage code to enter and exit the property.

Garage Code will be: ~~0000~~

Please park cars in the garage first and the driveway next. Keep garage closed. Inside you will find a garage opener on the kitchen island for your time at the property.

Internet Username: Family First #1
Password: niftywindow027



Have a great stay!

1:3

Oh wait I'm not sure why it didn't go



Write a message

Document
1

Photos Amenities Reviews Location

Document

Start your morning right with the drip coffee maker.



Peace and quiet

Guests say this home is in a quiet area.



Prices include all f

Add dates for prices

CHECK-IN

Add date

CHECKOUT

Add date

GUESTS

1 guest



Check availability

What makes us different?

Our Airbnb is not part of a huge corporation's investment portfolio. We are a local family that takes pride in offering visitors to our city a comfortable, cozy, & affordable short term stay option. Every detail that you find within our ...

Show more > This is our ownly Airbnb. We maintain and flip it by ourselves.

Where you'll sleep

1/2



Bedroom 1

2 single beds



Bedroom 2

1 queen bed



[Report this listing](#)

What this place offers



Kitchen



Wifi



Past guest

Monica France

Cozy Columbia Home **Pool & Park*

Mar 15 – 16 (1 night)

4 guests · \$337.56

Document
3



About Monica



5.0 rating from 9 reviews



Identity verified



Joined Airbnb in 2021



Lives in Mascoutah, IL



Speaks English and Spanish

Guests must have
5star reviews

Show profile

Send or request money

Message

Call

Booking details

Guests

4 adults

View



Past guest

Maria Hernandez Huerta

Doc
4



Cozy Columbia Home **Pool & Park*

Mar 14 – 15 (1 night)

4 guests, 1 pet · \$386.06

About Maria



5.0 rating from 9 reviews



Identity verified



Joined Airbnb in 2020



Lives in Nashville, TN



Speaks English and Spanish

Show profile

Send or request money

Message

Call

Booking details

Guests

4 adults, 1 pet

View



Confirmed

Jay Hammen

Doc
5



Cozy Columbia Home **Pool & Park*

Apr 11 – 12 (1 night)

4 guests · \$337.56

About Jay



5.0 rating from 14 reviews

- Guests must have 5 star reviews



Identity verified



Also a host



Joined Airbnb in 2016



Lives in Springfield, IL



Speaks English and Spanish

Show profile

Send or request money

Message

Call

Phone: +1 309-706-2369

Booking details