EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
September 5, 2024

Case Number 203-2024

A request by Randall F. Kilgore (owner) for approval of a Conditional Use Permit (CUP) to allow an 800 square foot "suite" within property addressed 804 Fairway Drive to be used as a short-term rental for a maximum of 210 nights annually, pursuant to Section 29.3.3(vv) and Section 29-6.4(m) of the Unified Development Code. The 0.29-acre subject site is zoned R-1 (Single family dwelling) is located approximately 150 feet northeast of the intersection of Country Club Drive and Fairway Drive, and is addressed 804 Fairway Drive.

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

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the conditional use permit to allow the 800 square foot "suite" within the dwelling addressed as 804 Fairway Drive to be operated as a 210-night short-term rental for a maximum of two transient guests.

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. Any questions for staff? Seeing none. Seeing none. We will go to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: If you are here to speak on this case, please come forward. Name and address for the record?

MR. KILGORE: My name is Randall Kilgore. I'm the applicant for this conditional use permit. I reside at 804 Fairway Drive, adjacent to the Columbia Country Club. I must anecdotally agree with Mr. Stanton. We've been at this a long time -- five years. I was at the very first meeting that the Convention and Visitor's Bureau held, offered my best guess at where this could go, and little did I expect to be standing here five years later. I'm delighted with the way the ordinance has come together. I am pleased to say that we are offering wonderful service not only to our neighbors, but also to the community. We have had guests from literally all over the world, some who spoke no English, some who left notes for us in their language that we couldn't read. So we -- we feel that we are being good neighbors and that we are encouraging people to embrace Columbia and all that Columbia has to offer. We're no strangers to the bed-and-breakfast business, and that terminology showed up in our application kind of because we had done a traditional bed and breakfast out in Rocheport before we relocated to this -- this house in this particular neighborhood. I say traditional. We had many more big events on our property than we did

actual bed and breakfast guests. So after doing that for almost ten years, this was nice to kind of bring it down to something small that we could manage easily. As Patrick said, this addition was actually designed and built for my very southern mother. She had sold our family home in Alabama and my father had passed away, and she said, Randy, I want to build something. And in that regard, I said, Mom, if we're going to build anything, that means I've got to design it, I've got to manage it. And so she was on-site every day and oversaw the construction. She was 80 years old. She insisted that we make the rounds to every neighbor in the neighborhood to be good neighbors and let them know that she was moving in. We completed the construction, she moved in, was able to live there about four months before she passed away. The property in that part of our house sat empty for almost six years. And then my sister, who still lived in Alabama, said, you know, I think I'd like to come and be your sister again and live with you. So she lived in the property for about six years, and one day decided I want to own something of my own, so she bought a property up off of Smiley Lane, in that area. We were then stuck with this beautiful addition to our home where my mother had lived, and we decided we would explore the possibilities of a long-term lease. We actually interviewed a number of people, and we didn't feel like that was a good fit for us in the business model that we really wanted to try to establish. So another neighbor who had short-term rental property not only in Columbia, but in Kansas City, came to us and said have you thought about this, and in that regard, we had, but had not fully explored Airbnb as the platform that we would use. Literally, in a Sunday afternoon, we signed up for Airbnb. We became Airbnb travelers, although we have not stayed at one personally, and we had our first guest in 2016. I signed up on a Sunday afternoon, and we had guests by late that evening registered. So we knew that we were in that space for a reason. And my mother had always said when I'm gone, I want it to be used, and I want it to be used for hospitality, which was right down our line and our ability to do so. We believe we are good neighbors, and we believed that the concerns expressed about parking are really the problem of the country club. We are members of the club. We consider the club our historic neighbor. They've been there 100 years. And we do everything we can to help support the activities at the club, but also with understanding about the parking. I think as Patrick said, they often use parking along North Country Club and Fairway Drive, where we live, because they simply don't want to park in the lower parking lot and have to walk up the hill. I get it. I understand. Our guests [sic] have never provided any kind of issue with other guests in parking. So that has really been a non-issue for us, as I know it has been for other owner-operators. We do live in the house full time. We're there more than we think we would really like to be. We're both retired, and we love our home, and so we're there a lot. And our guests have become more like extensions of our family. We have had guests who have children here in school for four years. We have had other opportunities to befriend individuals who are coming to the community for medical reasons. My background is compliance and ethics, and I have been where you are as a human rights commissioner for the City. And I feel very strongly that our community is built around these great health-care institutions. Where do those people go to stay if they're here for a period of time, and they are grieving. They may be losing someone in that process. I have offered particular skills in that area and

have graciously offered -- our home is really a retreat for people to be away. And Patrick, when he made his visit, he came around the corner and just stopped and said, wow, this is so serene back here. I can't hear any traffic, and you really only hear the traffic at our house on our back porch. I invite you to come and have a cup of coffee with us. I would be glad to give any of you a tour. We have offered that to the City Council, as well. Barbara Buffaloe has said I'm coming when this issue is over. And so, any questions. I could talk on and on about this.

MS. GEUEA JONES: Thank you, Mr. Kilgore. Any questions for the applicant? Seeing none. Thank you very much.

MR. KILGORE: Thank you.

MS. GEUEA JONES: Anyone else? Okay. Seeing none, we will close public hearing.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Commissioner comment? I would just like to comment that it is interesting to me as a matter of note that this is essentially indistinguishable from the previous case, and in -- it's on-paper application, and yet the neighborhood difference is notable. So take in that what you will, but it has not escaped my notice. Seeing no further Commissioner comments, would anyone like to make a motion? Commissioner Williams?

MR. WILLIAMS: In regard to Case 203-2024, I move to approve the requested 210-night short-term rental CUP for a maximum of two transient guests within the identified 800 square foot suite.

MR. STANTON: Second.

MS. GEUEA JONES: Motion made by Commissioner Williams, seconded by Commissioner Stanton. Is there any further discussion on the motion? Seeing none. Commissioner Stanton, when you're ready, may we have a roll call?

Roll Call Vote "Voting "yes" is to recommend approval.) Voting Yes: Mr. Stanton, Mr. Williams, Ms. Geuea Jones, Ms. Placier, Ms. Wilson, Mr. Walters. Motion carries 6-0.

MR. STANTON: That's six yeses.

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