

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
June 5, 2025

Case Number 196-2025

A request by Jonathan Gray (agent), on behalf of A.G. Jones Properties, LLC (owner) for approval to use 1516 Wilson Avenue as a short-term rental for a maximum of eight transient guests and up to 210 nights annually pursuant to Section 29-3.3(vv) and Section 29-6.4(m)(2) of the Unified Development Code. The approximately 0.48-acre site is zoned R-1 (One-Family Dwelling), is located southwest of the intersection of Wilson Avenue and South William Street, and is addressed 1516 Wilson Avenue.

Staff report was given by Mr. Kirtis Orendorff of the Planning and Development Department. Staff recommends approval of conditional use permit to allow the dwelling at 1516 Wilson Avenue to be operated as a STR subject to:

1. The maximum occupancy of 8 transient guests regardless of occupancy permitted by the most recently adopted edition of the International Property Maintenance Code (IPMC); and
2. A maximum of 210 nights of annual usage

MS. GEUEA JONES: Thank you. Are there any -- before we go to questions for staff, if any of my fellow Commissioners have had any contact with parties to this case outside of a public hearing, please disclose so now. Sorry. Commissioner Ortiz, go ahead.

MS. ORTIZ: I don't have, like, any vested interest, but I did receive a few e-mails because I live on this block, and I'm a part of, like, a listserv for my neighborhood, but I didn't really pay much attention either way until today, so --

MS. GEUEA JONES: Thank you for that disclosure. Any questions for Staff? Seeing none. We will go to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: If any members of the public are here for this case, please come forward.

MR. EDMONDSON: Hello. My name is Logan Edmondson; I'm a grad student at Mizzou and I live at 1728 East Broadway in East Campus. I'm actually here in opposition to the short-term rental at this address, and that is because of the increase in housing demand in Boone County. Data collected by the city of Columbia suggests that 37,000 more housing units need to be built by 2050 to match the increase in demand. An analysis of housing gaps in Columbia suggests that at least 208 single-family homes need to enter the housing supply pool yearly to match that demand. Allowing short-term rentals to operate out of these single-family homes effectively remove multiple potential units from the housing

supply, and this puts a strain on the city's housing infrastructure inflating rents and housing costs, especially in areas like East Campus where there are a high concentration of renters.

MS. GEUEA JONES: I'm sorry, sir. Do you have any comment about this particular property?

MR. EDMONDSON: Yeah. I'm commenting this about this particular property since I live in the East Campus neighborhood, so --

MS. GEUEA JONES: Very good.

MR. EDMONDSON: -- that's -- yeah. I wanted to keep it quick, because it's, like -- so --

MS. GEUEA JONES: Have you had any problems with this particular property?

MR. EDMONDSON: No.

MS. GEUEA JONES: No. Okay. So they haven't had big parties or anything?

MR. EDMONDSON: No. I bike by that property every single day though, and it makes me sad that there's not somebody living in there full time. I guess that's the extent of my problem, but --

MS. GEUEA JONES: Appreciate that.

MR. EDMONDSON: Yeah.

MS. GEUEA JONES: Any questions for this speaker? Seeing none. Thank you very much for being here tonight. Next, please come forward.

MR. JONES: Hi. My name is Jerry Jones; my wife and I are the owners of 1516 Wilson through A.G. Jones Properties. My primary address is 2609 Saddle Ridge Lane, Cape Girardeau, Missouri. So a couple of things I want to address. I -- he did mention that it was a vacant lot, but we do spend quite a bit of time at this home. Columbia is a second home town for us. I spent seven years of my life up here. I have two degrees from the University of Missouri. My wife graduated from Stephens. I have two children in school here now, so it's very important to us, and this house is important to us, and we do spend two to three months a year in the house ourselves. So -- and one of the big things I want to address, so I don't sound like a scoundrel because we had five violations, but actually there's a good explanation for all of them, but one is a rental compliance. We weren't renting the house, but I guess they -- the City assumed we were since it's in a rental neighborhood. As I said, there's 93 percent of our neighbors are rentals, and most of them are multi-family. We're one of the few R-1s around. Excuse me. But -- so I went ahead and applied for a rental license anyway because I assumed at some point we would, but we never have rented the house to anyone other than through Airbnb which we started almost two years ago. So since then, we've owned the house for three and a half years. The last two years, we rented it on Airbnb. We have a very good manager, Jonathan Gray, who couldn't be here tonight. But we've received 45 five-star reviews. Our only one person gave us a four on part of the review because she said our neighbors were too noisy. So, as you know, the East Campus is a very lively area, to put it nicely. But that's part of what I think people like about this home. It's an historic home. I think it would be a shame to be a student rental. I think -- it's close to campus. Got a lot of people that -- it's mostly a lot of parents that come to see their kids, and they live in the East Campus or on campus, and we didn't rent it that much. I think it was 80 days or something. So it's not something that there's a lot of people in and out all the time. But I

just want to say, you know -- you know, it a very important property to us. I think we've -- we've put a lot of hard work and money into it. It has -- I think it's one of the nicest homes in the East Campus neighborhood, and I just would be glad to answer any questions that you may have now.

MS. GEUEA JONES: Commissioner Ortiz?

MS. ORTIZ: Do you have a relation to Three-P Properties?

MS. JONES: To who?

MS. ORTIZ: Three-P Properties. I just noticed all of the correspondence from them.

MS. JONES: I was surprised because I don't know who they are, but they unsolicited put those in there, so I didn't ask them to do that. I don't know who they are, but they apparently are --

MS. ORTIZ: Love you.

MR. JONES: Well, I mean, I think they take good care of the home, and it's nice. And I'm kind of a yard guy, so I took -- it had some crazy landscaping there before that just we've tried to tame, but we -- I think we've done a pretty good job of it now, but -- no, I don't. I don't -- but I appreciate their support.

MS. GEUEA JONES: Any further questions for the applicant? Commissioner Stockman?

MS. STOCKMAN: I was just doing a quick Google search on it, and I knew it was historic, but I didn't know the significance. So whatever happens to it, I mean, I would hope that that was -- would be retained, so I appreciate you being cognizant of that.

MR. JONES: All right. Well, we -- it's -- we have named it the Walter Miller home because it was built by Walter Miller, who is a professor at the University back in 1916. And I don't know if you have ever heard of the guy, but he was -- he was a dean of the graduate school at Mizzou, and left to start the classics department at Stanford University. His wife was the niece of Ralph Waldo Emerson. Her name is Jennie Emerson. So it's kind of got a neat history. It's got a really neat den that I'm sure he wrote a lot of books in and studied. And so, you know, we were aware of that and the history and we're proud of that.

MS. STOCKMAN: Put a plaque up.

MR. JONES: Yeah. We've got a plaque that says historic home. That came with when we bought it, but, you know, I would like for our guests, too, to know about this -- the history of it.

MS. GEUEA JONES: Any further questions for this speaker? So you live in Cape?

MR. JONES: Yes.

MS. GEUEA JONES: You have an agent that is here in town?

MR. JONES: Correct.

MS. GEUEA JONES: Has your agent done anything to be better about the general, like, vegetation upkeep, making sure the roll cart is back, some of that stuff, because those are also some complaints, not just the --

MR. JONES: Well, I saw that, and you know, I don't know, you know, maybe it would stay out overnight one time, but, no. We have -- he usually comes and it was on a Monday, and he usually comes and puts it up, you know, after they pick up the trash on Monday. I don't know what happened. I don't

know if somebody was, you know, picking on me or what. But -- and the poison ivy thing is actually a tree that is in the City right of way, and I don't think my yard guy -- I don't think we're responsible for it, but we've adopted it. It was not getting trimmed. And so, but we've taken that, you know, as our own project now, and it's -- it's not a problem any longer.

MS. GEUEA JONES: Okay. Thank you. Any further questions for the applicant? Thank you very much for being here tonight./

MR. JONES: Thank you.

MS. GEUEA JONES: Anyone else to speak in this case, please come forward. Hello.

MR. NORGARD: I'm Peter Norgard, 1602 Hinkson Avenue, and this is really a question for staff. I heard you say that the noise impact was determined by staff to be insignificant, and I'm wondering what standards you use, not specifically for this application, but in general because I think some of us out in the audience are confused by the standards that are applied.

MS. GEUEA JONES: Mr. Zenner?

MR. ZENNER: There is no evidence of any noise complaints having been filed with the City as it relates to out-of-control parties. Often, we have developments or homes that are actually with fenced-in rear yards. There is an occasion that there is always the opportunity and an occasion for guests to be more boisterous than maybe an adjacent property owner would like them to be, though, likewise, the adjacent property owner may have guests that are just as boisterous if not offensive to those that may be in the short-term rental. So, generally speaking, most of our analysis is based on more of a observation of conditions, not an actual scientific analysis using a noise meter because we aren't there when the actual tenants may be there or the guests, so we have to rely on what is reported.

MR. NORGARD: And that would generally be through the police?

MR. ZENNER: That would be correct, and it would be -- we review those records. We have contact with the police department with every application that is evaluated as to what their records indicate is submitted complaints. We go through all of our records with our Housing and Neighborhood Services staff as a method by which to identify for the Commission what complaints and how those complaints have been resolved or if they are still outstanding.

MR. NORGARD: And then one final question for you. What is the fraction of complaints that are called in that CPD responds to and then actually files an official complaint; do you have any idea?

MR. ZENNER: I do not, Mr. Norgard.

MR. NORGARD: Thank you.

MS. GEUEA JONES: Any questions for this speaker from the Commission. Seeing none. Thank you very much. Anyone else from the public to speak on this case, please come forward.

MR. BENTLEY: I'm Clyde Bentley, 1863 Cliff Drive in the East Campus. And I want to say that, given the style of this house and its location in a densely -- dense rental area, this is an appropriate use of the STR ordinance, and it's a good way of saving a grand and historical old house. That said, it also raises a couple of things. There is another rental within 200 feet, but it's not registered, and that, when it

goes to register, I would oppose that for the density. If the new house, when this property is split, I would not like to see that also become a short-term rental next door to this one. But as far as right now, it's a grand old house. It's a wonderful house and the type that I think I would rent as a short-term rental, and I would support it for that reason.

MS. GEUEA JONES: Thank you very much. Any questions for this speaker? Seeing none. Thank you for being here tonight. Anyone else from the public to come forward? Going once, going twice. Very good. We will close public comment and go to Commissioner comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Are there any commissioner comments? Commissioner Stanton?

MR. STANTON: Madam Chair, if my colleagues have no further comment, I would like to entertain a motion.

MS. GEUEA JONES: Any further comments from the Commissioners? Seeing none. Please go ahead, Commissioner Stanton.

MR. STANTON: As it relates to Case 196-2025, 1516 Wilson Avenue, I move to approve the requested STR CUP subject to the following conditions: That maximum use of 210 days maximum, annually; a maximum of eight transient guests regardless of the allowance permitted by the IPMC.

MS. ORTIZ: Second.

MS. GEUEA JONES: Approval moved by Commissioner Stanton, seconded by Commissioner Ortiz. Is there any discussion on the motion? I would point out for the record that all of our neighborhood comments were positive and while there is a history of complaints, they are not coming directly from neighbors. Commissioner Ortiz?

MS. ORTIZ: Just a clarification. There actually was one that was submitted later that is in opposition.

MS. GEUEA JONES: Oh, thank you. I had forgot about the one that was printed in front of us, so there is -- there is one opposition and several in support. Thank you for that, Commissioner Ortiz.

MS. ORTIZ: I do have a comment, as well.

MS. GEUEA JONES: Please go ahead.

MS. ORTIZ: I land close to Clyde on this one. I think given -- I live on this block. It's a very noisy area. It's students, a lot of students there. And I think that this house being historic, I think it makes sense to have this kind of rental here, so I'm going to vote that way.

MS. GEUEA JONES: Thank you. Any further Commissioner comments? And I apologize, it is very late. We also had a speaker against this. I was not trying to ignore you, I just literally forgot, that that was on this case. So we have had some opposition and some support on -- on this one from the neighbors. Any further discussion on the motion? Seeing none. Commissioner Brodsky, when you're ready.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Darr, Ms. Ortiz, Mr. Stanton, Ms. Geuea Jones, Mr. Brodsky, Ms. Wilson, Mr. Walters, Ms. Stockton, Dr. Gray.

Motion carries 9-0.

MR. BRODSKY: The motion carries.

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

Moving on to our next case for the evening.