

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
May 8, 2025

Case Number 168-2025

A request by Richard and Tamela Wyatt on behalf of the Wyatt Family Trust (owner) to allow 534 West Southampton Drive to be used as a short-term rental for a maximum of four 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 subject site is zoned R-2 (Two-family Dwelling), contains 0.28 acres, and is the west half of the existing duplex dwelling located on the corner of West Southampton Drive and Pear Tree Circuit addressed as 534 West Southampton Drive.

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

Staff report was given by Mr. Ross Halligan of the Planning and Development Department. Staff recommends approval of the conditional use permit to allow 534 West Southampton Drive to be operated as an STR subject to:

1. The maximum occupancy permitted within the dwelling shall not exceed four transient guests, regardless of potential occupancy allowed by most recently adopted edition of the International Property Management Code (IPMC);
2. The garage be made available while in short-term rental use;
3. A minimum of 210 nights of annual usage.

MS. GEUEA JONES: Before we go to questions for staff, if any of my fellow Commissioners have had contact with a party to this case outside of a public hearing, please disclose so now. Seeing none. Are there questions for staff? Seeing none. Very good. We will go to public comments.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Very good. We will go to public comment. If you are a member of the public who came to speak on this case, please come forward. State your name and address for the record.

MS. WYATT: Good evening. My name is Tamela Wyatt, and I live at 8653 South Route N. And my husband and I have owned rental property in Cedar Lake for over 35 years. We love our property. We take pride in it, and we have great tenants surrounding the area, and a lot of support from my neighbors that were very grateful to stand behind me. I have very strict rules on -- out online, no parties, no smoking, quiet hours after 10:00 p.m., and no guests exceeding four. I do have disclosed that I have camera at the front door, so I keep watch on that when people do check in to make sure there's not more than four people checking in. I have loved having the short-term rental, having had long-term rentals for

so long is a long time to keep property going, and my husband recently -- actually six years ago, had a brain tumor. And he's still with me, but his short-term memory is not well, so I've taken over the property. And when I did that, I had to flip five properties within a year and a half. Gratefully, my husband and I worked together with our kids, so I knew what to do, what needed to be done, and in doing that, needed to take some of pressure off myself from long-term tenants destroying the property even with good references and still have people that tear up property. And by having the short-term rentals, it allowed me to take a breath and take care of my husband. So with the one, I'm enjoying it -- all the other ones that were short-term are now long-term, and I have leases on those. Thank you for your time.

MS. GEUEA JONES: Thank you. Any questions for this speaker? Commissioner Placier?

MS. PLACIER: Just a really brief comment. Whenever we see public correspondence attached to a case, we think, whoa, what is that going to be, you know. Somebody hates this thing. You had the letter with all those signatures. It just made me smile. It's a good sign.

MS. GEUEA JONES: Any other questions? Commissioner Loe?

MS. LOE: This was probably in the report, but I don't remember. How many nights have you been renting per year?

MS. WYATT: Not -- not over 210, so it's very small. And I'm fine -- I've been fine with that because I just like to rent to people who are really needing a place that's a home to stay --

MS. LOE: Uh-huh.

MS. WYATT: -- so I don't mind not having all the nights filled. I think I -- last year may have been 80. I can't remember.

MR. HALLIGAN: Yeah. Eighty is what we discussed.

MS. WYATT: Yes.

MS. LOE: All right. Thank you. That's good to know.

MS. GEUEA JONES: Any other questions? Seeing none. Thank you very much for being here. Next member of the public to speak on this case? Anyone? Seeing none. Okay. Then we will close public comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Any Commissioner comments? Commissioner Loe?

MS. LOE: This application appears to have full neighboring property support.

MS. GEUEA JONES: Indeed it does, Commissioner Loe. Any other Commissioner comments? Seeing -- Commissioner Stanton?

MR. STANTON: I would like to entertain a motion, if you will allow, Madam Chair.

MS. GEUEA JONES: Please do. Please do.

MR. STANTON: As it relates to Case 168-2025, 534 West Southampton Drive, SRT conditional use permit, I move to approve the requested STR CUP subject to the following, Madam Chair: A maximum of 210 nights annually, garage be made available while the STR is in use, as well as a maximum of four transient guests, regardless of permitted by the IPMC.

MS. GEUEA JONES: Is there a second?

MS. LOE: Second.

MS. GEUEA JONES: Second by Commissioner Loe. Is there any discussion on the motion?

Seeing none. Commissioner Williams, may we have a roll call?

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Ortiz,
Ms. Placier, Mr. Stanton, Ms. Geuea Jones, Mr. Williams, Ms. Loe, Mr. Walters, Mr. Brodsky.
Motion carries 8-0.**

MR. WILLIAMS: Eight yeses, zero nos. The motion carries.

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