

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

Case Number 28-2025

A request by Lauren Baxter (agent), on behalf of John and Lauren Baxter (owners), for approval of a Conditional Use Permit (CUP) to allow 700 W. Green Meadows Road to be used as a short-term rental for a maximum of 6 transient guests and up to 210-nights annually pursuant to Sec. 29-3.3(vv) and 29-6.4(m) of the Unified Development Code. The approximately 0.24-acre subject site is zoned R-1 (One-family Dwelling), is located south of the intersection of Crawford Street and W. Green Meadows Road, and is addressed as 700 W. Green Meadows Road.

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 CUP to allow 700 West Green Meadows Road to be operated as a short-term rental subject to:

1. No less than one parking space within the attached 2-car garage be made available at all times the dwelling is used for STR purposes; and
2. Maximum of 210-nights of annual usage
3. Maximum occupancy not to exceed 6 transient guests regardless of potential occupancy allowed by most recently adopted edition of the International Property Maintenance Code (IPMC) or on-site/off-street parking.

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. Are there questions for staff? Seeing none. We will open the floor to public comment.

PUBLIC HEARING OPENED.

MS. GEUEA JONES: Please come forward if you -- and, yes, we know it's the picture of the previous one. It's okay.

MR. ZENNER: We're going to go back --

MS. GEUEA JONES: It doesn't affect the vote.

MR. ZENNER: We'll go back to a correct slide.

MR. HALLIGAN: My apologies.

MS. GEUEA JONES: Okay. It's okay. Any members of the public to speak on this case, please come forward, state your name and address for the record. Six minutes for applicants and groups; three

minutes for individuals.

MR. BAXTER: Thanks for your time this evening. My name is John Baxter. My wife Lauren and I own the property for three years. We have no -- no comment prepared today, but we're available for any questions you guys may have.

MS. GEUEA JONES: Commissioner Stanton?

MR. STANTON: You heard my little speech before on the last STR.

MR. BAXTER: Sure.

MR. STANTON: So I have two questions.

MR. BAXTER: Yeah.

MR. STANTON: If stuff hits the fan, who do I call and how fast do they get there?

MR. BAXTER: Call us, my wife or I, and we're there pretty quick. We -- we live maybe a six-minute drive away.

MR. STANTON: Okay. Number two, you're in that kind of area where I've heard noise complaint issues and I'm just -- well, this is more of a statement than a question. You're one of the pioneers. If you screw this up, you greatly affect how we -- how other people use this opportunity, so you've got to be the pioneer and do good if you -- if you're approved. Do you understand what I am saying?

MR. BAXTER: Yes, sir.

MR. STANTON: And I say this to everybody, so these first ones, you guys are going to set the tone. You guys screw it up, it's open season. I mean --

MR. BAXTER: Like the previous man, we do -- we vet our guests the same way when they request to stay at our place. We ask them why they are here and they usually tell us -- they always tell us. And we have denied some based on why they say they'd be here. If it sounds like they may be more than others, we've -- we have a good relationship with our neighbors. We let them know our intentions right off the bat and gave them our contact information and always keep that communication and let them know if they ever have any issue at all, that we want to know because we do want to be good neighbors. We want to do things the right way. We don't want to be a nuisance of any kind. We've -- we've never received any type of noise complaint from anyone else, so when we saw that, that was kind of a punch in the gut to us because we do -- we truly do try to do things the right way and be good neighbors. That is a top priority for us.

MR. STANTON: Good to hear that. Thank you.

MS. GEUEA JONES: Any other questions for this speaker? Seeing none. Thank you very much. Any other members of the public to speak on this case, please come forward.

MR. BRATTON: Hello. My name is Colby. I'm here with my partner, Mia. We live immediately adjacent at 702 West Green Meadows Road, and we just wanted to provide support to this --

MR. CRAIG: I'm sorry to interrupt. We'll -- we'll need a full name.

MR. BRATTON: Colby Bratton.

MS. GEUEA JONES: Thank you.

MR. CRAIG: All right. Thank you.

MR. BRATTON: Thank you. And we just wanted to provide -- provide support for this. We'd also like to say that we originally were not aware that this has been an STR for the last two and half years or so, but we've not had any issues. We would like to get contact information before we leave, if possible, but we have no objections and we have not had any noise complaints coming from us. So most of the short-term tenants are wonderful. That's it. Thank you.

MS. GEUEA JONES: Thank you. Wait just one moment, please. Any questions?
Commissioner -- sorry -- Wilson.

MS. WILSON: No questions. Thank you for coming forward.

MR. BRATTON: No problem.

MS. GEUEA JONES: Thank you very much. Anyone else from the public 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: Madam Chair, if my colleagues do not have any other questions, I would like to entertain a motion. As it relates to Case 28-2025, 700 West Green Meadows Road, the STR conditional use permit, I move to approve the conditional use permit. Thank you. For 210 nights, maximum of six transient guests regardless of the allowance by the IPMC, conditional use of approval assured no less than one garage parking space be made available while the STR is in use.

MS. GEUEA JONES: Any second?

MR. WALTERS: Second.

MS. GEUEA JONES: Motion made by Commissioner Stanton and seconded by Commissioner Walters. Is there any discussion on the motion? Seeing none. Mr. Williams, whenever you are ready.

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

MR. WILLIAMS: Eight to zero, the motion carries.

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