

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
August 21, 2025

Case Number 266-2025

A request by Ashley Ann Perry (applicant) on behalf of Marvin Tyler Perry and Ashley Ann Perry, as co-Trustees of The Tyler and Ashley Perry Living Trust, U/A dated October 25, 2023 (owners), to allow 2613 N. Creasy Springs Road to be used as a short-term rental for a maximum of six transient guests 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 0.83-acre R-1 (One-family Dwelling) zoned subject site is located 390 feet north of the intersection of Creasy Springs Road and Proctor Drive, and is addressed 2613 Creasy Springs Road.

MR. STANTON: May we have a staff report, please?

Staff report was given by Mr. Kirtis Orendorff of the Planning and Development Department. Staff recommends approval of the conditional use permit to allow the dwelling at 2613 Creasy Springs Road to be operated as an STR subject to:

1. The maximum occupancy of six transient guests; and
2. A maximum of 210 nights of annual rental usage.

MR. STANTON: Thank you, sir. Any questions for staff? If there are any Commissioners that have any outside information, ex parte information related to this case that you would like to share with your fellow Commissioners, or you would like to recuse yourself from this case, you can do so at this time. If there is none, any questions for staff? I'm going to open up for public hearing.

PUBLIC HEARING OPENED

Mr. Stanton: State your name and address.

MS. PERRY: I am Ashley Perry, and my address is 3001 West KMJ Road. I am the owner of this Airbnb, but I am also the owner of the some sort towing company next door, which is Doug Perry Towing. So we kind of --

MR. ZENNER: I'll give you his address later, and you can tow his vehicle.

MS. PERRY: We kind of bought that. It came up for sale and we kind of bought it as a buffer for us, and that is why I turned it into an Airbnb, because who wants to live next to a tow company where we could potentially be dragging in cars at 1:00, 2:00 a.m.?

MR. STANTON: I kind of like the quarry in the back. That's pretty cool.

MS. PERRY: Yes. It would make a great impound lot, and I heard it recently got purchased by Quikrete --

MR. STANTON: Yes.

MS. PERRY: -- so it's been not operating, which has been great because when they blast, we

shake, and then the dust is, like, everywhere all the time still, even when they're not so -- but that's fine. I'm not complaining. No neighbor wars.

MR. STANTON: Any questions for this speaker? All right. Thank you, ma'am. Any other people that want to speak on this case? I think I'm going to close public hearing.

PUBLIC HEARING CLOSED

MR. STANTON: Are you guys laughing at me up here? Commission, discussion? I would just love to entertain a motion.

DR. GRAY: Oh. I'd like to make a motion.

MR. STANTON: Outstanding.

DR. GRAY: Great. As it pertains to case number 266-2025, 2613 Creasy Springs Road, STR Conditional Use Permit, I move to approve the requested STR CUP subject to maximum occupancy of six transient guests and maximum of 210 nights of annual rental usage.

MS. ORTIZ: Second.

MR. STANTON: It's been moved and properly seconded. Any discussion on this motion? I see none. Mr. Secretary?

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Walters, Ms. Wilson, Mr. Brodsky, Mr. Darr, Dr. Gray, Ms. Ortiz, Mr. Stanton, Ms. Stockton. Motion carries 8-0.

MR. BRODSKY: The motion carries.

MR. STANTON: Recommendation will be moved to City Council. All right.