

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

**Case Number 265-2025**

**A request by A Civil Group (agent), on behalf of Kory & Kathleen McDonald (owners), for approval to rezone 0.96 acres of property from the PD (Planned Development) to R-1 (One-family Dwelling) to allow a single-family dwelling to be developed on this site. The subject site is located approximately 220 feet northeast of the intersection of Forum Boulevard and Old Plank Road, and is presently unaddressed.**

MR. STANTON: Could I have a staff report, please?

Staff report was given by Mr. David Kunz of the Planning and Development Department. Staff recommends approval of the request to rezone the subject acreage to the R-1 (One-family Dwelling) district.

MR. STANTON: I would like to say if there's colleagues of mine up here that have had ex parte information relating to this case, would you disclose that at this time and share that information with your fellow Commissioners? If no one has any additional information or does not need to recuse themselves, are there any questions for staff? Dr. Gray?

DR. GRAY: Thank you. I just wanted to clarify. So you mentioned in the report and also just now about the access to Forum. If that weren't so, would there be any other access points or it has to be that way?

MR. KUNZ: No. The stipulation in the Code is that it -- it can be considered for residential units if it's not necessarily feasible or practical. There are some avenues I would say they would not be feasible or practical in this way. It would either involve waiting on other lots to subdivide and/or granting of easements and extension of streets that wouldn't really make a lot of practical sense, so that's why the exception is being considered appropriate here.

DR. GRAY: Great. Thank you.

MR. KUNZ: Thank you.

MR. STANTON: Any other questions for staff? If there's no more questions for staff, I'm going to open up public hearing.

**PUBLIC HEARING OPENED**

MR. STANTON: If you are working as an individual, you have three minutes. If you're here for an organization, you get six, sir.

MR. GEBHARDT: Thank you, Anthony.

MR. STANTON: State your name and your address, please.

MR. GEBHARDT: Jay Gebhardt, A Civil Group, 3401 Broadway Business Park Court, Suite 105.

I'm here tonight with Cory, and Cory and his wife would like to build their home on this lot. It's not going to be a short-term rental, so we don't have to worry about that. But, yeah, it's currently -- there was a plan that expired on this, but that plan had three homes on it. They do not intend to follow that, and they want to build a single-family home. They applied for a permit to build the home under the PD, but it had been expired, so this was the most logical choice, and I think it's pretty straightforward. So not to belabor anything, if anyone has any questions, I'll be happy to answer them.

MR. STANTON: Any questions for this speaker?

MR. GEBHARDT: Thank you.

MR. STANTON: Thank you, sir. Anyone else who would like to speak on this case? Going once, going twice. Closed.

**PUBLIC HEARING CLOSED.**

MR. STANTON: My colleagues, any questions, comments relating to this case?

MR. WALTERS: I'd like to make a motion.

MR. STANTON: Outstanding.

MR. WALTERS: Regarding case number 265-2025, Lot 1 of Rocky Creek Estates, I move to approve the recommended rezoning of the property from PD to R-1.

DR. GRAY: Second.

MR. STANTON: Moved and properly seconded. Any questions on this motion? Seeing 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: The recommendation will be forwarded to City Council. All right. Moving right along here. This is the last case in our public hearing section, and last case of the evening, I do believe.