

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**July 24, 2025**

**Case Number 238-2025**

**A request by Allstate Consultants (agent), on behalf of Veritas Consulting and Construction Group (owner), for approval of a Conditional Use Permit (CUP) to allow a Mechanical and Construction Contractors use in the M-C (Mixed Use - Corridor) district subject to the conditional use standards of Section 29-6.4(m)(2) of the Unified Development Code (UDC). The approximately 1.56-acre subject site is located southeast of the intersection of Kinnesaw Ridge Road and Range Line Street, and includes the address 1000 Kennesaw Ridge Road.**

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

Staff report was given by Mr. Kirtis Orendorff of the Planning and Development Department. Staff recommends approval of the requested conditional use permit for a mechanical or construction contractor use on the property addressed 1000 Kennesaw Ridge.

MS. GEUEA JONES: Thank you. If any members of the Commission have had any contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. Are there any questions for staff? Commissioner Ortiz, and then Commissioner Walters, and then Commission Brodsky.

MS. ORTIZ: Can staff explain, like, what or when does the screening, like, get triggered. Like when does that happen for this?

MR. ORENDORFF: Upon the change of use is why the -- the neighborhood screening protections are being triggered. The actual requirements and review of that I believe would be when they start pulling building permits and conferring with their building and site development teams. So we know and realize that level three screening and buffering would be required along certain parts of the site, so it was a part of a consideration that we have to trust that the neighborhood protection screening standards will do their jobs effectively, but the actual review of that will take place once they submit design plans.

MS. ORTIZ: Thank you.

MS. GEUEA JONES: Commissioner Walters?

MR. WALTERS: Yeah. Can you elaborate a little bit more in regard to what -- what would be some examples of level three screening?

MR. ORENDORFF: Uh-huh. I might get these numbers mixed up, so I know that it is a ten-foot wide landscaping feature with an eight-foot-tall landscaping feature. If, in the event, they store anything outside, screening protections would be along -- it would be traded along those sides that you could see that with. Did I get that right one -- anyway, yeah. So that's what would be triggering that.

MR. WALTERS: Well, you see it was my observation looking at the site plan and looking at

aerials that along Chippewa, there's an existing kind of a shrub, natural grass area that may have been in a water retention thing, that should be a -- it would be the principal way that I -- I would expect more screening would occur along there, along Chippewa; is that would be the expectation?

MR. ORENDORFF: If they intend to store things outside, on that -- the existing pavement, then absolutely that would be triggered.

MR. WALTERS: Yeah. There's a picture right here on our screen right now in the foreground, it's between the sidewalk and the parking lot, that area. Screening those nine parking spaces there would be -- I would think would be a good use of screening, so --

MS. GEUEA JONES: Commissioner Brodsky?

MR. BRODSKY: I'm good, actually. Thank you.

MS. GEUEA JONES: Anyone else? Kirtis, what would be the consequence of denial of this? They would have to find a new site or what?

MR. ORENDORFF: They would have to find a new site. They wouldn't be able to convert this site into the headquarters type business that they're looking to achieve, yeah.

MS. GEUEA JONES: Okay. They could have their offices there, but nothing else, or they couldn't even have their offices there?

MR. ORENDORFF: I believe the applicant is here, so I'll let them speak on that further, but it is our understanding that there is nothing there right now. The last business license that was issued to this site expired in 2020, and it was the bank that was currently being used there, so as far as we were aware, it's been sitting vacant for five years.

MS. GEUEA JONES: Okay. Thank you. Any other questions for staff? Seeing none. We'll open the floor to public comment.

#### **PUBLIC HEARING OPENED**

MS. GEUEA JONES: Please come forward, name and address for the record.

MR. BOLTON: Thank you. Wes Bolton, Allstate Consultants, 3312 Lemone Industrial Boulevard. I'm going to pull my presentation up real quick. It's very brief.

MS. GEUEA JONES: Do they have to do that in the secret room?

MR. BOLTON: There we go. All right. Thank you very much. I'm just going to give a really brief overview of a couple of things, hopefully address some concerns, and give a little bit more information. The owner is here, as well, so he may be able to answer any questions that I can't. Just a real brief background on Veritas. Veritas is local, founded in 2018. This building would serve as their headquarters, so it's their company headquarters. They provide several different services. They mostly focus on inspections, claims estimating and insurance appraisals, so they -- they do very little contracting themselves. They have a network of subcontractors that they use that aren't headquartered at this location. So they have a very, very small construction arm, which is why we're here talking to you about this conditional use. You know, they met with the staff was, like, well, it's a smaller amount, but we should get it to be safe. The vast majority of their business will be a construction office without laborers

coming and going, so just so you know. They're also an A-plus accredited business, and they're on the advisory board, so they're a positive member of the community in that regard. I have a couple of renderings just to kind of show you what the building is going to look like. This is the existing building. You'll see it's kind of a mid-century modern cool bank building. They're going to redo a little bit of the outside, but they want a very, very nice looking building. It's meant to be their headquarters, and so they're putting a lot of work into that. This kind of shows the canopy that they're going to enclose, so you can see the roof for the drive-up area is, they're going to enclose that and use that for storage, so all their storage will occur inside. I just thought it's sometimes helpful to get a little rendering to kind of see where -- where it's going to go, how it's going to head. This conditional use is very wide open and so we want to be clear that this is -- this is not a typical use of this conditional use for a contractor's shop or shed. A few items of note, like I said, this will be their headquarters. It's a client destination. Their employees will be there. It's not meant to be a place where all of their workers distribute in the morning and come back and store all their materials. There will be no outside material storage. Everything will be stored inside. I know that's a major concern. No outside material storage. No fabrication on site. That's another reason this is a conditional use. People are welding rebar cages in the parking lot. That's not going to happen here. There's no fabrication that's going to take place on site. There will be a very small paint booth inside the building that we'll use to finish some trim, but that will be it. Trucks there will not be stored overnight. Other trucks are assigned to employees and they take them home at the end of the day, so there will not be -- it won't be full of construction trucks. There will be several trailers stored there. That's really the most intense use of this site is the trailers will be stored there. They provided us some pictures. They're -- they're locally purchased, professionally painted trailers. There will be a few of those in the parking lot. We did get some feedback -- staff got some feedback from a few neighbors and so I just wanted to kind of address their concerns right here so we could talk about that. One of the concerns expressed was heavy equipment storage. There won't be any heavy equipment storage on site. They don't do that. No outside storage, like I mentioned. Trash and noise, we do not expect. This is their headquarters. This is where their clients come. We expect them to keep it cleaner than it is now. Traffic was brought up, and Kirtis mentioned -- and I appreciate that, Kirtis. I looked at the ITE trip generation numbers for this, and we would expect one-tenth of the traffic that a drive-up bank would have, so we expect a significant reduction in traffic. The landscape buffering was also mentioned. I have an aerial just to kind of switch too quickly here. You know, this is an area that is already buffered. You can see the multi-family to the east is -- their garages are used as a buffer, and then there's a very large landscape strip that's planted up on that side. And so really the -- the multi-family is already kind of buffered. However, if a Type 3 buffer is required, then Veritas is fine with doing that. They won't have any outside storage, but if that buffer is required, that can be done. Yeah. That's all I've got. Do you guys have any questions for me?

MS. GEUEA JONES: Commissioner Stanton?

MR. STANTON: Great job, and thank you for addressing your neighborhood's issues. As you

heard, that goes a long way. As far as your buffering, I'm in -- I'm in concrete --

MR. BOLTON: Yeah.

MR. STANTON: -- and so when you said you were using this, I was, like, oh, boy, there's going to be pipes everywhere, and so thank you for clarifying that in this presentation. So I think that quieted a lot of the fears of my colleagues and probably the neighbors. The buffering, I don't know where we'll land on that, but the happier your neighbors, the happier the Commission, the happier the City, so I'll just leave it at that.

MS. GEUEA JONES: Any other questions for this speaker? Just quickly, I know you keep saying no outside storage, but you are storing the trailers?

MR. BOLTON: Yes. I meant no outside material storage, yeah.

MS. GEUEA JONES: Sure. Sure.

MR. BOLTON: There will be several trailers stored in the parking lot. Correct.

MS. GEUEA JONES: Okay. I just -- given that they're trailers, unattached to a vehicle, that may trigger the Level 3 buffer, yeah.

MR. BOLTON: There may be some leeway with where we store them on site, but absolutely that's a great point, and I should have said material storage.

MS. GEUEA JONES: For sure. Yeah. Yeah.

MR. BOLTON: So thank you. Yeah.

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

MS. CARLSON: Good evening. Rhonda Carlson. My residence is 1110 Willow Creek Lane, and I drew the short straw because I'm president of the Spencer's Crest Condominium Association, and we are the multi-family neighbor which is actually single family residential condos. And we had a board meeting last month -- last week, and this came up. And as a contractor myself, I don't want to say don't put a contractor in there, because I'm sympathetic. And we, as a board, are very happy to see this site used, but the -- and I'm glad whoever answered or asked the Level 3, they are wanting the buffering. If you -- because the overhead doesn't show it, but if you drive down Kennesaw, when you're driving, you have full view of that parking lot except for the most western portion, and you can see there, so you would need to have that full view if you're going to look at trailers because they look really nice in the pictures. I own trailers, and they don't look that nice that long. You wish they would, everybody doesn't take care of them like that. But I think the buffering is of our most concern because we are a majority owner-occupied property and when you say multi-family, everybody thinks apartments, who cares. We care. And since we built the 216 units there, we -- we really care. But as a contractor myself, we have an office and we have a warehouse, and the warehouse is where we keep our stuff stored inside, and still it doesn't always look like we would like it to. So we'd your consideration, put buffering in, please. Thank you.

MS. GEUEA JONES: Thank you. Any questions for this speaker? Seeing none. Thank you very much.

MS. CARLSON: Thank you.

MS. GEUEA JONES: Anyone else to speak on this case, please come forward. Last call. I'm not seeing any movement. We'll close public comment.

**PUBLIC HEARING CLOSED**

MS. GEUEA JONES: Commissioner comment. Any Commissioner comments? I have a quick question for staff. They're not asking for a waiver on the Level 3 screening?

MR. ORENDORFF: No, not at this time.

MS. GEUEA JONES: So we don't need to address that in our vote, it will be triggered --

MR. ORENDORFF: When -- when -- yeah. When they go to pull building permits is my understanding that's when the Level 3 would be required.

MS. GEUEA JONES: I see.

MR. ZENNER: I believe, to your point, though, Ms. Geuea Jones, that exterior storage not of materials, exterior storage of detached trailers from their actual tow vehicles is going to trigger that level of screening, and we have screening for outside storage areas as referenced within 29-4.4, which is our landscaping and screening section. My strong suggestion to the Commission is that very specifically you need to call out all exterior storage areas shall be screened in accordance to the UDC, and required buffering at a Level 3 shall be installed where required upon issuance of building permits associated with the conversation of this existing facility. I would further ask possibly if the applicant is willing to approach and you're willing to further open the hearing to clarify where those trailers will be being stored when they are not hooked up to a vehicle. I'm not sure if that will make any difference to the Spencer Crest's concerns, but if they are stored to the Range Line side street -- the street side of this building, that is screening them by the building itself and the enclosure of the drive-through. At that point, one would think that that would maybe be a more appropriate location, and as a part of your conditional use, you likely can also stipulate that since this is a conditional use.

MS. GEUEA JONES: Thank you. So give me a minute. Let us discuss, and then we'll bring you back up and make sure you're okay with what we're discussing. Thank you. That was addressed to the applicant, for the record. Any thoughts on screening, trailer storage, et cetera? Am I the only person that's thinking -- Commissioner Stanton?

MR. STANTON: Per Mr. Zenner's recommendation, exactly like he read it, so we need to put it in there.

MS. GEUEA JONES: Yeah. Do we want to require them to store it on the Range Line side of the building or just say that it has to be Level 3 screened wherever they store it? Or -- either/or?

MR. STANTON: I don't want any wiggle room.

MS. GEUEA JONES: Well, which --

MR. STANTON: I don't want Ms. Rhonda mad at us, so -- no. Like I said, the more, the better. I see that area, so I like how Mr. Zenner said it.

MS. GEUEA JONES: Commissioner Darr?

MR. DARR: I probably wouldn't be supportive of designating where they can store the trailers. I'm willing to rely on the buffering that's in the Code.

MS. GEUEA JONES: Okay. Okay. Would the applicant please re-approach the podium at the request of the Commission? Are you okay with us saying that this is condition upon Level 3 screening if you store the trailers outside?

MR. BOLTON: Yes. I mean, my understanding is it's -- it's required.

MS. GEUEA JONES: Yeah.

MR. BOLTON: So -- so, sure.

MS. GEUEA JONES: Yeah. I think that's probably right. We're probably belt and suspendering this.

MR. BOLTON: That's okay. That's okay, yes. Absolutely, yeah. They want a wonderful looking facility, and everything that we've come to them, they've been more than willing to do to -- for the sake of the community, so absolutely for sure.

MS. GEUEA JONES: For sure. Thank you very much. Okay. Is there any further Commissioner comment? No? Oh, Commissioner Brodsky?

MR. BRODSKY: Just throwing this out for food for thought. It might not stick, but, you know, the applicant has stated that they're only going to put the trailers outside, but if we approve this, I don't think there would be anything that would prevent them from storing materials outside. Do I have that incorrect? It would -- I guess what I'm saying is, do we need to put a condition that -- you know, that they only are storing trailers outside, and they're not storing materials.

MS. GEUEA JONES: No. I think the gray area was if they store materials outside, there's no doubt that a Level 3 buffer would be triggered. The question is, are trailers considered storage?

MR. BRODSKY: I guess, do we -- do we, as a Commission, want -- what to allow them to store building materials outside?

MS. GEUEA JONES: In my opinion, it's part and parcel of the CUP request. That's part of being a mechanical contractor. That's just my opinion. Commissioner Stanton?

MR. STANTON: They would be liars if they did, because you just made a presentation that said this is his headquarters and he's only going to have trailers there. So if he did anything else like pipes and materials like a typical construction, like, Rhonda -- Ms. Rhonda and I are purview to, you would be a liar because you just said you aren't doing that. Right?

MS. GEUEA JONES: For the record, the applicant is nodding enthusiastically.

MR. ZENNER: And if I may, Commission. Any outside storage is not subject to just a Level 3 screening buffer. It is eight foot tall screening device or landscape treatment that achieves 80 percent opacity year around. And if they were to store materials, i.e., lie, that stored material would need to be screened high enough that it is not visible. So -- however, no screening greater than 12 feet is permitted. So you bring a backhoe into this property, you're going to be in violation of your CUP. That has other ramifications associated with it.

MS. GEUEA JONES: Okay. Any further comments from the Commission? Seeing none. Would anyone like to make a motion with assistance of legal counsel to make sure we say it all correctly? Commissioner Stanton?

MR. STANTON: Madam Chair, I would like to entertain a motion.

MS. GEUEA JONES: Please.

MR. STANTON: As it relates to Case 238-2025, 1000 Kennesaw Ridge, conditional use permit, I move to approve the requested conditional use permit for mechanical or construction contractor use on the property addressed 1000 Kennesaw Ridge with Level 3 -- oh -- which will include Level 3 screening where trailers are stored.

MR. CRAIG: Acceptable.

MS. ORTIZ: Second.

MS. GEUEA JONES: Motion made by Commissioner Stanton, seconded by Commissioner Ortiz. Is there any discussion on the motion? Seeing none. Commissioner Brodsky, when you are ready, may we have a roll call.

**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, Dr. Gray. The motion carries 8-0.**

MR. BRODSKY: The motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. Next case for the evening.