

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**July 18, 2024**

**Case Number 185-2024**

**A request by Allstate Consultants (agent), on behalf of Yankee Ridge LLC (owner), for approval to rezone 22.26 acres from the A (Agricultural) district to the R-2 (Two-family Dwelling) district to allow cottage-style development on the parcel, pursuant to a separate conditional use permit. The subject site is located at 2899 Creasy Springs Road.**

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

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of the requested rezoning to the R-2 district.

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 any questions for staff? Seeing none. We will now open the floor to public comment.

**PUBLIC COMMENT OPENED**

MS. GEUEA JONES: Are there any members of the public who wish to speak on this case? Please come forward. Please state your name and address for the record. You may have to pull that microphone up so we can hear you. Name and address for the record. We do three minutes for individuals, six minutes for groups. Begin whenever you're ready.

MR. HARRINGTON: Great. Good evening. I'm Brian Harrington with Allstate Consultants representing the owner of this tract. I don't have a lot to add to the -- to what's already been said. We do intend to go to the Board of Adjustment next as per the procedure, and assuming that we -- we are successful here and I get a recommendation for approval tonight. And with that, I'll just open it up to any questions you might have of me.

MS. GEUEA JONES: Thank you. Are there any questions for this speaker about this case? Seeing none.

MR. HARRINGTON: Thank you.

MS. GEUEA JONES: Thank you very much. Are there any other members of the public here to speak on this case tonight? Seeing none. We will close the public hearing and go to Commissioner comments.

**PUBLIC HEARING CLOSED**

MS. GEUEA JONES: Are there any Commissioner comments on the case? Before we go to the

motion, I just want to remark that this is the exact kind of case that is why we are working on small lots and cottage standards and that sort of thing. So hopefully you'll be the last person that has to go through this three-step process. All right. Is there a motion on this case that anyone would like to make?

MS. CARROLL: In the matter of --

MS. GEUEA JONES: Commissioner Carroll?

MS. CARROLL: Sorry.

MS. GEUEA JONES: You're fine. Go ahead.

MS. CARROLL: In the matter of Case Number 185-2024, Allstate rezoning from agricultural to R-2, I move to approve the requesting R-2 zoning.

MR. STANTON: Second.

MS. GEUEA JONES: Motion made by Commissioner Carroll, seconded by Commissioner Stanton. Is there any discussion on the motion? Commissioner Williams, did you have anything? No? Okay. In that case, may we have a roll call?

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Geuea Jones, Ms. Wilson, Mr. Walters, Ms. Loe, Mr. Stanton, Mr. Williams, Ms. Carroll. Motion carries 7-0.**

MS. CARROLL: We have seven, the motion is carried.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. Our next case is for the same property.