

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
January 19, 2023

Case Number 51-2023

A request by JWT Architect (applicant), on behalf of Nicole and Josh Jacomb (owners), seeking a Conditional Use Permit (CUP) to permit an Accessory Dwelling Unit (ADU) as an attached structure to a principal residence. The subject site is zoned R-1 (Residential single-family), located on the eastern frontage of S. Garth Avenue approximately 600 feet south of Stewart Road, and is commonly addressed 506 S. Garth Avenue.

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

Staff report was given by Mr. Brad Kelley of the Planning and Development Department. Staff recommends approval of the requested conditional use permit to allow an ADU on property addressed as 506 S. Garth Avenue, subject to the following, voluntary conditions:

1. The property owner shall be a resident of either the principal dwelling unit or accessory dwelling unit;
2. The property is limited to one (1) rental certificate registered with the Office of Neighborhood Services.

MS. GEUEA JONES: Thank you very much. Before we go to questions for staff, if any member of the Commission has had outside communication with parties to this application, please let us know now so that may all benefit from the same information. Seeing none. Questions for staff? Commissioner Wilson?

MS. WILSON: Just for clarity, I thought -- I think you said, but I just want to confirm, that there would be no entry from the existing house, it's from the outside only?

MR. KELLEY: Correct. Yes, ma'am.

MS. WILSON: And can you show the picture of the present home with the garage. So it looks like there is a gate already there. Is that what they would be using?

MR. KELLEY: Let me go back to this. Yeah. Yes. The -- you can't see the entry from here. It's around on -- it's around this area over here. Let me see if I can find an aerial. Here's the gate in question. Right? Yeah. I can't find a good photo. Basically, the door to this is on the north side. It goes upstairs -- directly upstairs to the second floor, but it's roughly in here if you can see where my cursor is.

MS. WILSON: And is this -- is it attached? It's -- it's detached, it's not attached at all?

MR. KELLEY: No. It is attached.

MS. WILSON: Is attached. Okay. Thank you.

MS. GEUEA NONES: Any other questions for staff? Seeing none. Thank you very much.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Are there any members of the public here to speak on this case tonight? Please come forward.

MR. THOMPSON: Good evening. I'm Jonathan Thompson; I'm JWT Architect. I'm here on behalf of Josh and Nicole Jacomb at 506 South Garth. I'll keep it very brief. I think we're at that point, you know. I did want to reiterate. Brad mentioned that my clients had spoken with the adjacent neighbors, and they had. That's written in an e-mail that I forwarded to Brad that they had spoken to them without any opposition. I think the empty room tonight shows that they were made aware and have not chosen to pursue any opposition in addition to the two letters of support that we have received from people that are directly impacted. To me, that's the important piece of our process, in addition to meeting the conditional use permit requirements, which I think this successfully does. Our goal is to show the intent that the owner wishes to owner occupy and, you know, kind of maintain the character of the neighborhood in context. So, with that, I'll keep it brief, and turn it back over to comment. Thank you.

MS. GEUEA JONES: Thank you. Just one moment.

MR. THOMPSON: Oh, sorry. Yes. If there any questions?

MS. GEUEA JONES: Are there any questions? Commissioner Burns?

MS. BURNS: Parking; will there be any additional accommodations for parking?

MR. THOMPSON: Technically, the driveway will accommodate the additional -- an addition -- sorry. The driveway with the garage existing will accommodate the four spaces that we would need for any additional temporary -- you know, kind of short-term scenario.

MS. BURNS: Okay. The four spaces that -- that driveway will accommodate four spaces?

MR. THOMPSON: It could be tandem. Yes, ma'am.

MS. BURNS: Okay.

MR. THOMPSON: And I do have a sketch that indicates the -- if that's helpful.

MS. BURNS: No. I -- if you say it is, then they better have small cars.

MR. THOMPSON: Okay. I've shown it with vans, if that's helpful, so --

MS. GEUEA JONES: Anyone else? Or I'm sorry. Commissioner Burns, were you finished?

MS. BURNS: Yes. Thank you.

MS. GEUEA JONES: Any other questions? My question: I may have misheard. The first floor of the addition would be used by the existing home, and the second floor is the ADU; is that correct?

MR. THOMPSON: That's correct.

MS. GEUEA JONES: Okay. Thank you. I just -- I was -- I thought that's what I heard, and then my brain was trying to reconcile that with the concept design which I appreciate you providing. That's very helpful. So thank you. That helps me.

MR. THOMPSON: Right.

MS. GEUEA JONES: Commissioner Stanton?

MR. STANTON: Pure curiosity. Okay. So the second floor of the AU is like an extension of the primary home, like a den?

MS. GEUEA JONES: First floor.

MR. STANTON: The first floor.

MR. THOMPSON: The first floor is connected, and I think the use intent, you know, would be to -- it would be similar to a garage, you know, maybe storage or workshop use. We've given some -- some doors that offer, you know, access to the backyard, and there are doors that access to the garage within that envelope line.

MR. STANTON: So the true rentable space is upstairs where that balcony is at?

MR. THOMPSON: That's correct, and that's the limited ADU request. Yes, sir.

MR. STANTON: Okay. And they get to it from stairs coming from the front?

MR. THOMPSON: Where that gate would be, the intent is to have the access --

MR. STANTON: Isolated from the downstairs part of the --

MR. THOMPSON: That's correct. We would have a door to the -- you know, I guess, rear of the addition, the two-story addition, and then a stair that makes a turn and goes up, so that's the intent, at least.

MR. STANTON: Thank you.

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

MR. THOMPSON: All right. Thank you.

MS. GEUEA JONES: Anyone else to speak on this case? Seeing none.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Any Commissioner comment on the case? Commissioner Stanton?

MR. STANTON: I'm excited. This is exactly what we worked weeks to hash out, and somebody had the cojones to try it, and this is what I want to see. I want to see more of these, too. I mean, this is what we wanted -- well designed, hope they use quality material, hope they do what they say they're going to do and stand on what I'm seeing in this rendering. If this is what they develop, this is great. Innovative, everything.

MS. GEUEA JONES: Thank you.

MR. STANTON: And they've got the neighbors' blessing.

MS. GEUEA JONES: Yeah. They did -- they did the work.

MR. STANTON: They did. This is what we want.

MS. GEUEA JONES: Anyone else to comment on the case? Anyone like to make a motion? Could we go back to our handy-dandy crib sheet? Thank you. Anyone like to make a motion on this case? Commissioner Stanton?

MR. STANTON: As it relates to Case 51-2023, 506 South Garth Avenue, conditional-use permit

for the ADU, I move to approve the requested conditional use permit to allow an ADU on property addressed at 506 South Garth Avenue, subject to the following voluntary conditions: The property owner shall be a resident of either the principal dwelling or the accessory dwelling unit; and the property is limited to one rental certificate registered with the Office of Neighborhood Services.

MS. KIMBELL: Second.

MS. GEUEA JONES: Moved by Commissioner Stanton, seconded by Commissioner Kimbell. Is there any discussion on the motion? Seeing none. Commissioner Carroll, may we please have a roll call.

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

MS. CARROLL: We have seven votes to approve. The motion carries.

MS. GEUEA JONES: That recommendation will be forwarded to City Council. Thank you very much.