

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
December 8, 2022

Case # 21-2023

A request by Crockett Engineering (agent), on behalf of SBSR Properties, LLC (Owner) to rezone their 0.14-acre property located at 704 N. William St. The applicant requests a downzoning of the property from R-MF (Multi-Family Dwelling) to R-2 (Two-Family Dwelling).

MS. GEUEA JONES: May we 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 R-2.

MS. GEUEA JONES: Before we go to questions for staff, if any of the Commissioners have had discussions about this case outside of this body, please disclose those now so that we can all work from the same information. Seeing none. Any questions for staff? Commissioner MacMann?

MR. MACMANN: Thank you, Madam Chair. I'm assuming that Benton Stephens Neighborhood Association did not respond to you?

MR. PALMER: They did not, no.

MR. MACMANN: Just FYI, if I may. I'm not going too much out on a limb. This is my neighborhood these days, and I'm just off the map on the southwest. And, in general, without speaking for them, philosophically, they would support this.

MS. GEUEA JONES: Thank you, Commissioner. Any other questions for staff? Seeing none, if there are any members -- or we will now open public hearing.

PUBLIC HEARING OPENED

MS. GEUEA JONES: If there are any members of the public, please come forward, state your name and address for the record. Six minutes with a group, three minutes as an individual.

MR. GREENE: Good evening. Andy Greene with Crockett Engineering, 1000 West Nifong Boulevard, building number one. Pretty simple, well explained by staff. My client went in and purchased the property and tore down the building. Went into actually get his building permit and was notified that he could not due to its zoning and the fact that it was not legal, so we had two options -- either plat it, which takes time and money, or the other option, downzone it to R2, which is what we are requesting tonight. And since he only wants to build and is only allowed by lot area to do a single family, it seemed like a logical choice. So happy to answer any questions.

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

there any other members of the public who had wished to speak on this case? Seeing none.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Commissioner comments on the case? Commissioner Stanton?

MR. STANTON: If there's no other comments or questions from my colleagues, I would like to make a motion. (Inaudible.)

MS. GEUEA JONES: Oh. Into the microphone please, Commissioner. Sorry.

MR. STANTON: As it relates to 21-2023, 704 North Williams Street rezoning, I move to approve the rezoning from R-MF to R-2.

MR. MACMANN: Second.

MS. GEUEA JONES: Moved by Commissioner Stanton, seconded by Commissioner MacMann, 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: Ms. Geuea Jones, Ms. Placier, Ms. Loe, Mr. Stanton, Ms. Burns, Mr. MacMann, Ms. Carroll. 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.