



**RESOURCE MANAGEMENT
PLANNING & INSPECTIONS
ANNUAL REPORT
2011**

**Stan Shawver
Director**



Boone County Resource Management

ROGER B. WILSON GOVERNMENT CENTER
801 E. WALNUT ROOM 315 COLUMBIA, MO 65201-7730
(573) 886-4330 FAX (573) 886-4340

DIRECTOR
STAN SHAWVER

PLANNING - INSPECTIONS - ENGINEERING

CHIEF ENGINEER
DERIN CAMPBELL

TO: Boone County Commission

FROM: Stan Shawver
Director of Resource Management

DATE: January 6, 2012

RE: Report of Activity - 2011

During the past year, the Resource Management Department processed 6 requests to rezone land. Four of the requests were considered by the County Commission and subsequently approved.

The requests that received approval totaled **37.49** acres of land. The largest request that was approved involved rezoning land that was zoned A-1 (Agriculture) to A-2 (Agriculture). That request was for 13.67 acres of land.

Rezoning by category (approved):

| | | | |
|-------------------|--------------------|--------------------|-------------------|
| A-1 to A-2 | 35.67 acres | R-S to C-GP | 1.82 acres |
|-------------------|--------------------|--------------------|-------------------|

TOTAL: 37.49 ACRES

The Commission also received **3** requests for conditional use permits. All three were approved.

During 2011, the Planning and Zoning Commission approved 20 final plats comprising 290.23 acres, divided into 36 lots. In addition, the Planning Department processed 31 administrative surveys.

FIVE YEAR COMPARISON

2011 - 37.49 acres rezoned

| | |
|---------------------|---------------------------|
| 6 Rezoning Requests | 3 Conditional Use Permits |
| 4 Approved | 3 Approved |

2010 – 84.11 acres rezoned

| | |
|----------------------|---------------------------|
| 10 Rezoning Requests | 5 Conditional Use Permits |
| 9 Approved | 5 Approved |

2009 – 247.11 acres rezoned

| | |
|----------------------|---------------------------|
| 10 Rezoning Requests | 7 Conditional Use Permits |
| 8 Approved | 5 Approved |

2008 – 66.2 acres rezoned

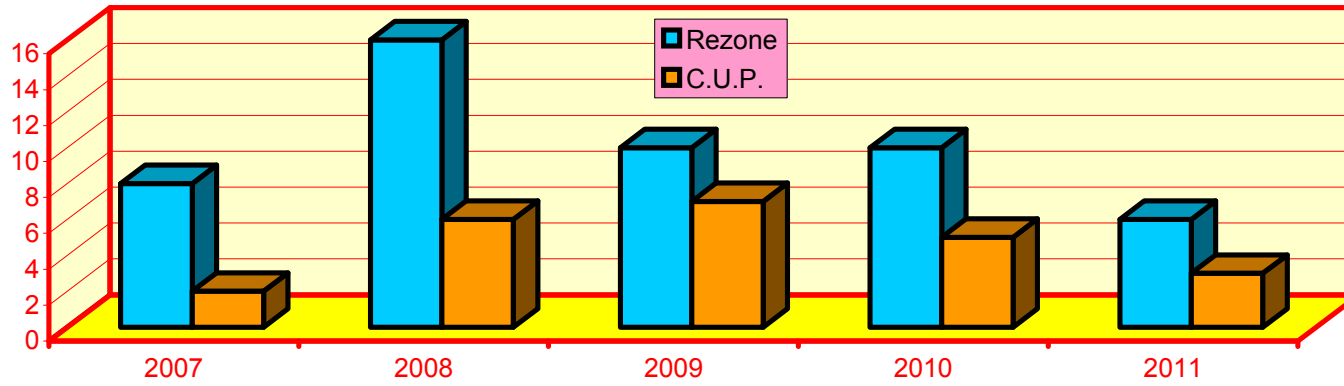
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|----------------------|---------------------------|
| 16 Rezoning Requests | 6 Conditional Use Permits |
| 11 Approved | 5 Approved |

2007 – 59.48 acres rezoned

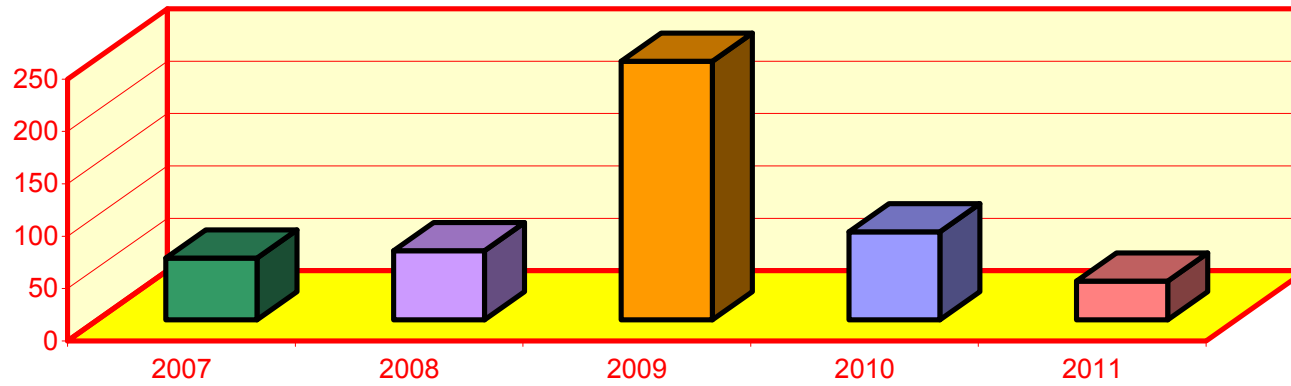
| | |
|---------------------|---------------------------|
| 8 Rezoning Requests | 2 Conditional Use Permits |
| 6 Approved | 1 Approved |

5 Year Total – 372.79 Acres Rezoned

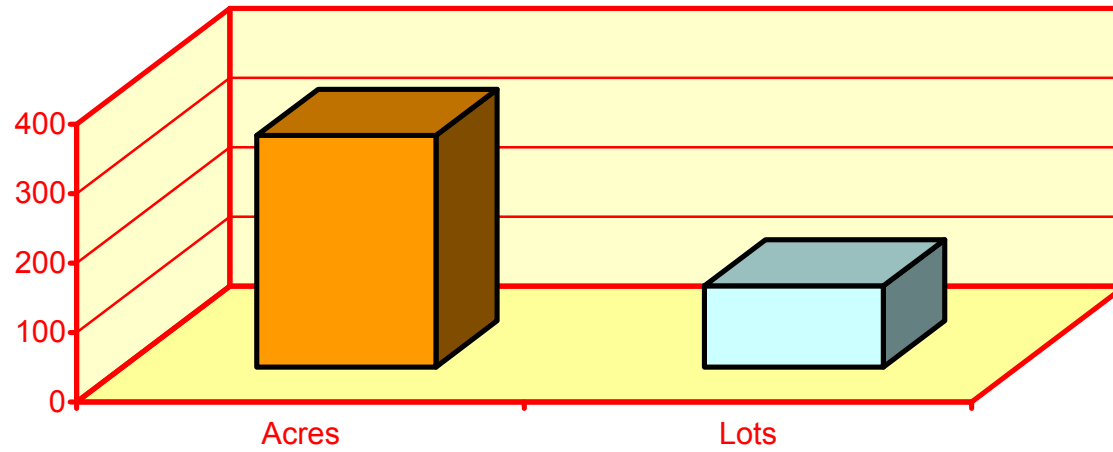
ZONING ACTIVITY



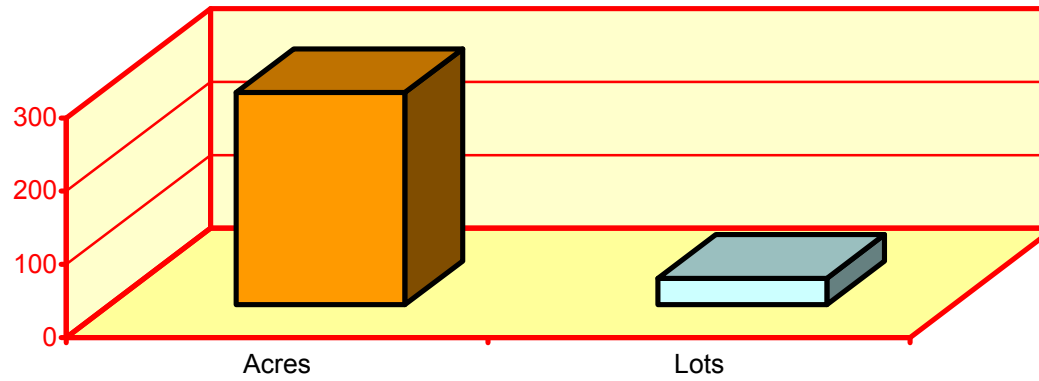
ACRES REZONED



2010 PLATS



2011 PLATS





DIRECTOR
STAN SHAWVER

Boone County Resource Management

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PLANNING - INSPECTIONS - ENGINEERING

CHIEF ENGINEER
DERIN CAMPBELL

TO: Boone County Commission

FROM: Stan Shawver
Director of Resource Management

DATE: January 6, 2012

RE: Building Activity for 2011

I have attached a copy of the annual building permit report for 2011. You will also find the same information for 2010, which may be used for comparison.

Additionally, I have compiled statistical data that you may find interesting.

- TOTAL MILES DRIVEN: **64,447 MILES**
- AVERAGE MILES DRIVEN PER DAY: **74 MILES**
- INSPECTIONS PERFORMED: **5,873**
- AVERAGE STRUCTURE VALUE: **\$91,641.27**
- AVERAGE SINGLE FAMILY VALUE: **\$199,796.50**
- NEW HOMES EXCEEDING \$250,000.00: **38 (24.3%)**



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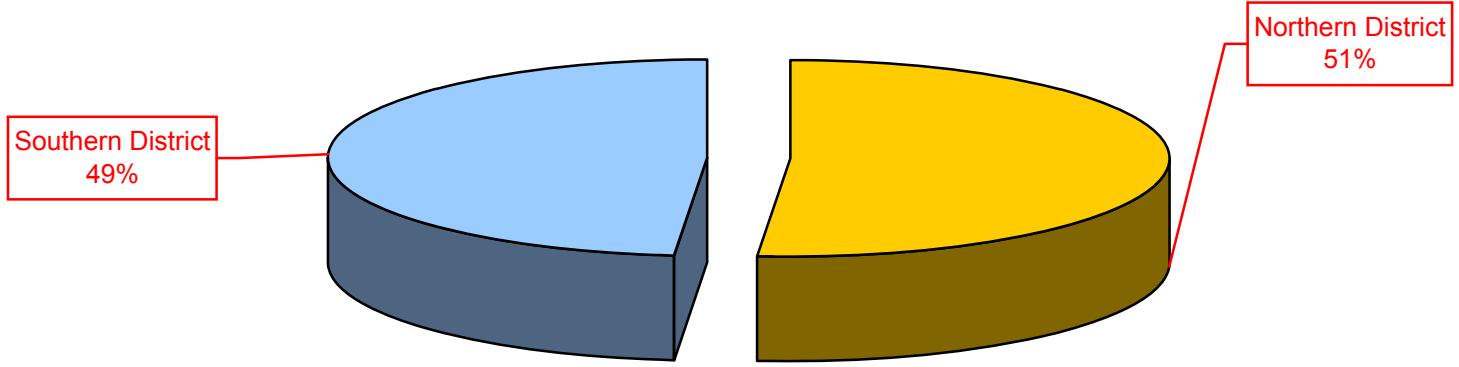
DIRECTOR
STAN SHAWVER

PLANNING - INSPECTIONS - ENGINEERING

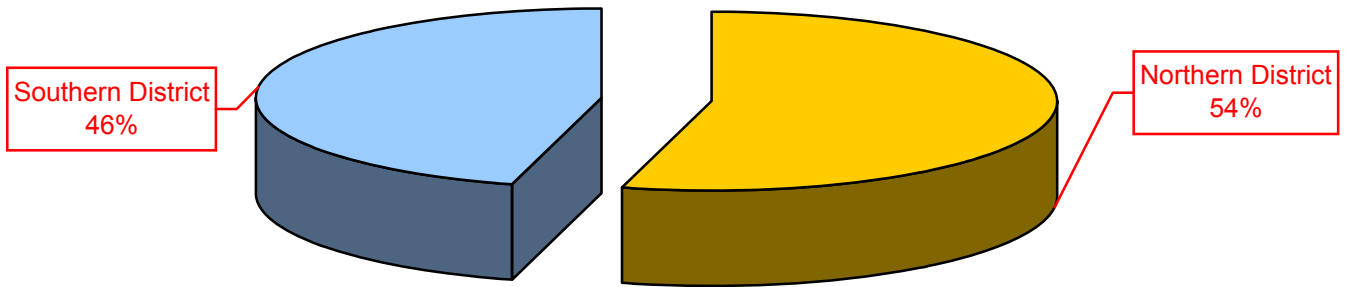
CHIEF ENGINEER
DERIN CAMPBELL

| 2011 | | BUILDING CONSTRUCTION PERMITS | | 2011 | |
|-------------|---------------------------|-------------------------------|----|---------------|--|
| STATUS CODE | CONSTRUCTION TYPE | NUMBER | | VALUATION | |
| | RESIDENTIAL | | | | |
| 101 | SINGLE FAMILY RESIDENTIAL | 157 | \$ | 31,288,177.00 | |
| 102 | SINGLE FAMILY ATTACHED | 0 | \$ | - | |
| 103 | TWO FAMILY BUILDINGS | 5 | \$ | 660,000.00 | |
| 104 | THREE AND FOUR FAMILY | 1 | \$ | 300,000.00 | |
| 105 | FIVE OR MORE FAMILY | 0 | \$ | - | |
| 112 | MOBILE HOMES | 22 | \$ | 286,500.00 | |
| 114 | MODULAR/DOUBLE WIDE | 6 | \$ | 265,000.00 | |
| | RES. NONHOUSEKEEPING | | | | |
| 213 | HOTELS, MOTELS | 0 | \$ | - | |
| 214 | OTHER NON HOUSEKEEPING | 0 | \$ | - | |
| | NONRESIDENTIAL | | | | |
| 318 | AMUSEMENT/RECREATIONAL | 0 | \$ | - | |
| 319 | CHURCHES/RELIGIOUS BLDG. | 2 | \$ | 675,000.00 | |
| 320 | INDUSTRIAL BLDG. | 0 | \$ | - | |
| 321 | PUBLIC GARAGES | 0 | \$ | - | |
| 322 | SERVICE STATIONS | 2 | \$ | 605,200.00 | |
| 323 | HOSPITALS/INSTITUTES | 0 | \$ | - | |
| 324 | OFFICE/PROFESSIONAL BLDG | 1 | \$ | 374,000.00 | |
| 325 | PUBLIC WORKS/UTILITY BLDG | 7 | \$ | 487,729.00 | |
| 326 | SCHOOL/EDUCATIONAL BLDG | 0 | \$ | - | |
| 327 | STORES/MERCANTILE BLDG | 8 | \$ | 1,207,000.00 | |
| 328 | OTHER NONRESIDENTIAL | 78 | \$ | 1,229,995.00 | |
| 329 | OTHER STRUCTURES | 36 | \$ | 1,116,825.00 | |
| | ADDITIONS/ALTERATIONS | | | | |
| 434 | RESIDENTIAL | 143 | \$ | 4,610,554.00 | |
| 437 | NONRESIDENTIAL | 33 | \$ | 4,378,992.00 | |
| 438 | RESIDENTIAL GARAGES | 54 | \$ | 1,562,600.00 | |
| | MISCELLANEOUS | | | | |
| | | 274 | \$ | 269,100.00 | |
| | TOTALS | 829 | \$ | 49,316,672.00 | |

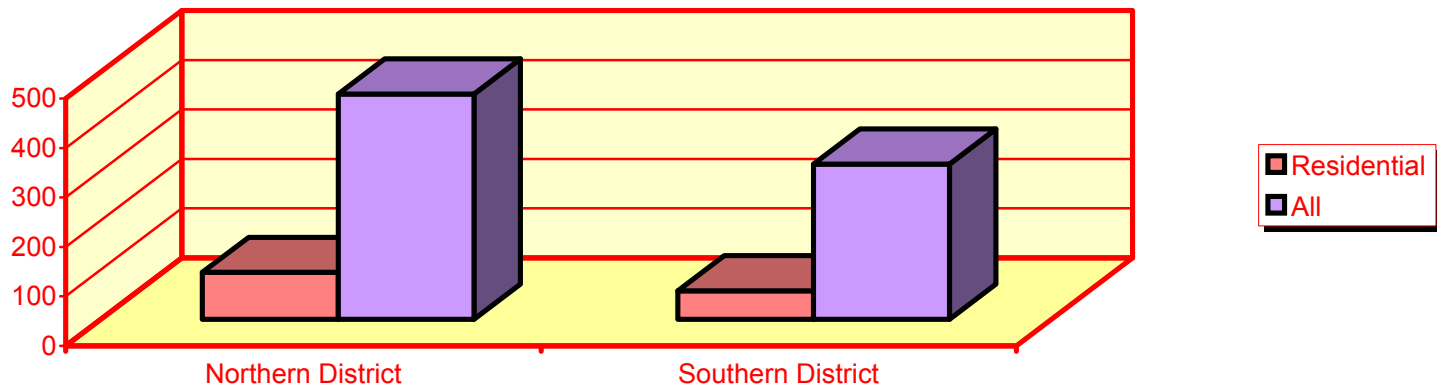
2011 Construction



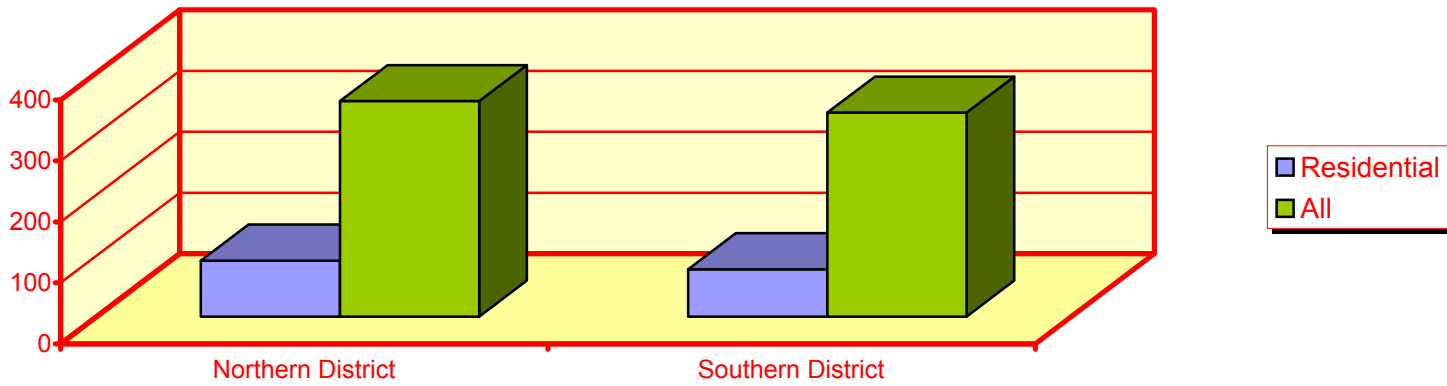
2011 Residential



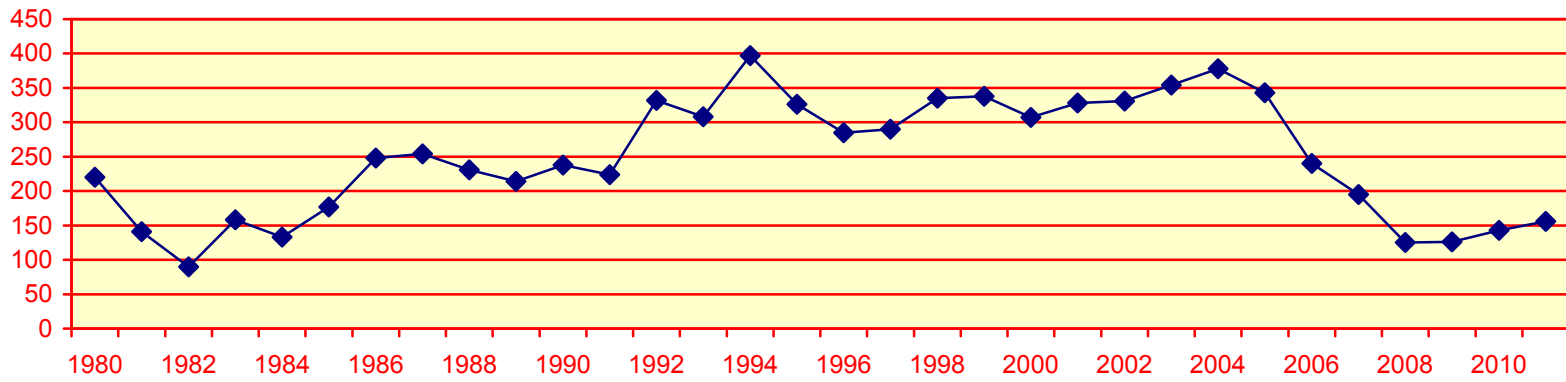
2010 CONSTRUCTION



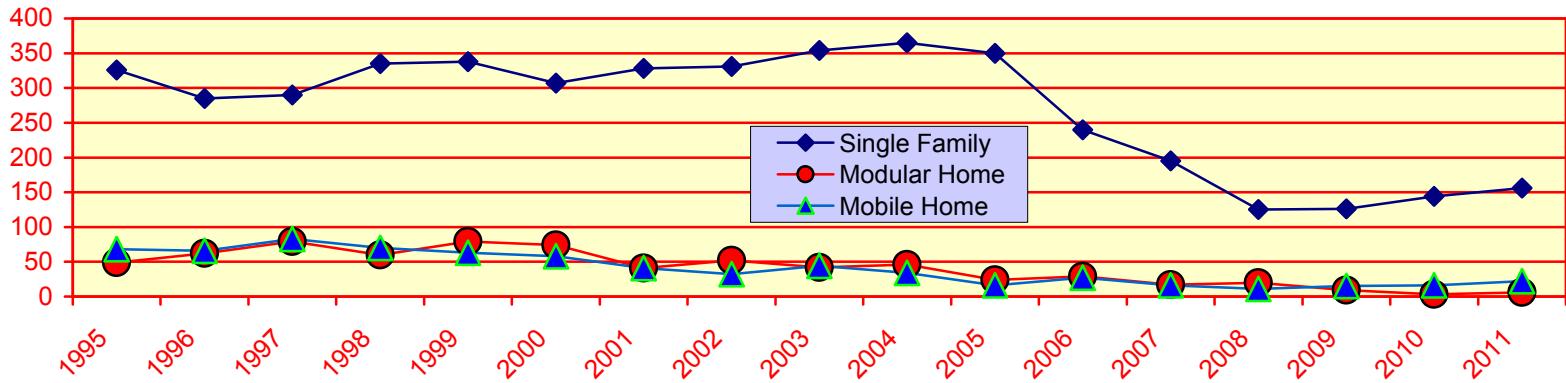
2011 CONSTRUCTION



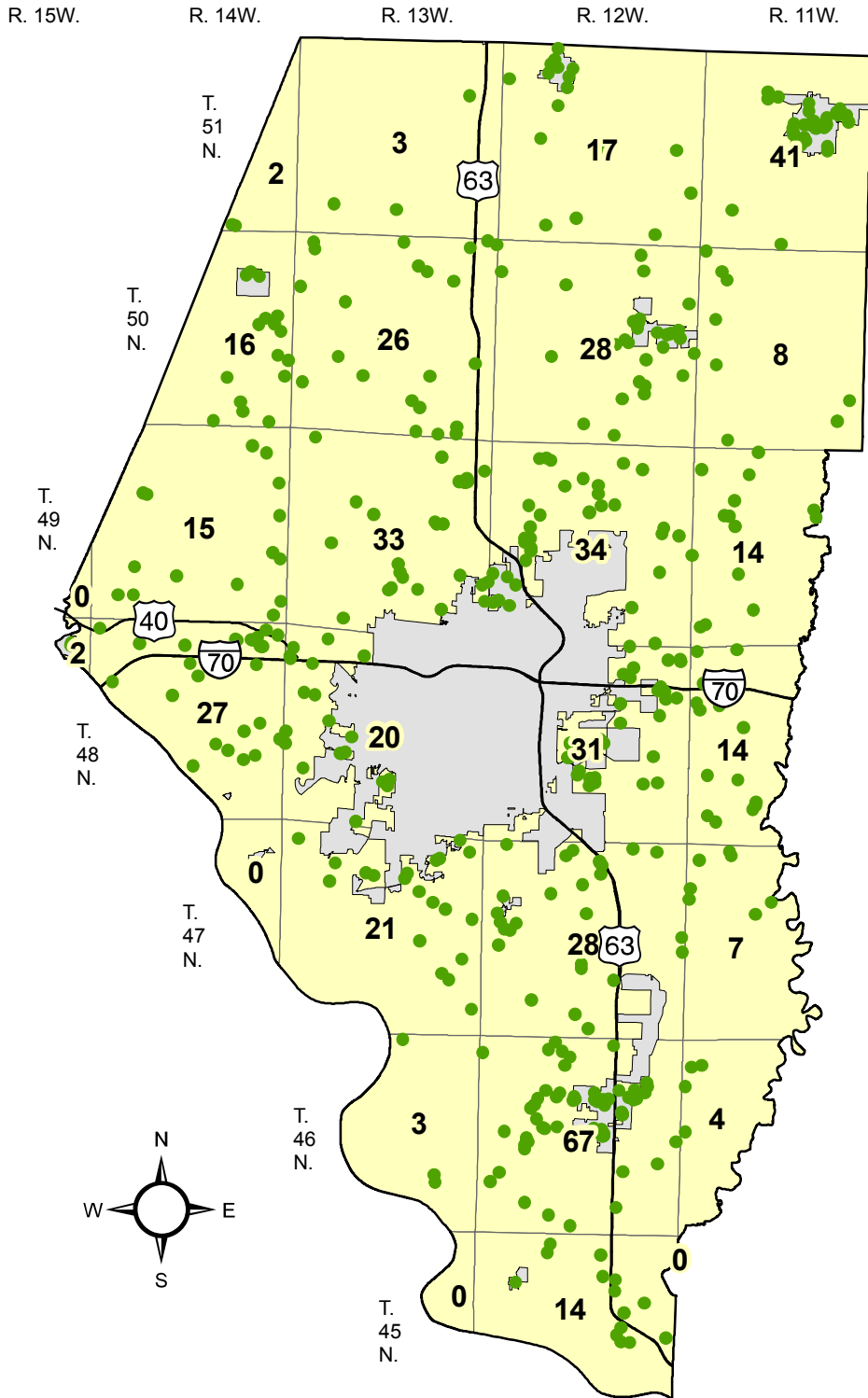
SINGLE FAMILY RESIDENTIAL



RESIDENTIAL COMPARISON

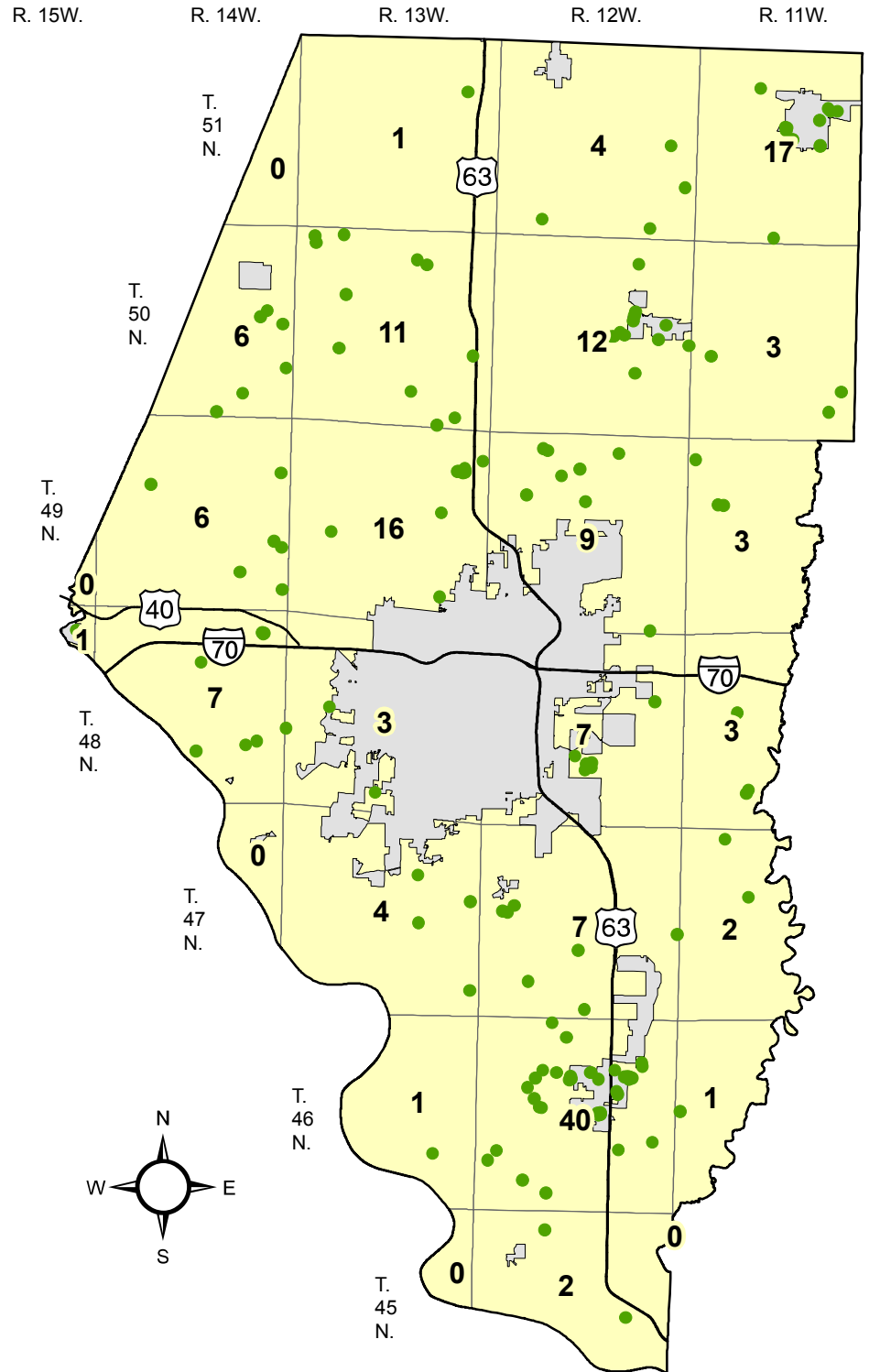


ALL CONSTRUCTION



11

RESIDENTIAL CONSTRUCTION





DIRECTOR
STAN SHAWVER

Boone County Planning and Building Inspection

BOONE COUNTY GOVERNMENT CENTER
801 E. WALNUT ROOM 210 COLUMBIA, MO 65201-7730
(573) 886-4339 FAX (573) 886-4340

TO: Boone County Commission

FROM: Stan Shawver
Director of Planning & Building Inspection

DATE: January 7, 2011

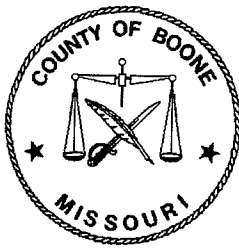
RE: Building Activity for 2010

I have attached a copy of the annual building permit report for 2010. You will also find the same information for 2009, which may be used for comparison.

Additionally, I have compiled statistical data that you may find interesting.

- TOTAL MILES DRIVEN: **71,821 MILES**
- AVERAGE MILES DRIVEN PER DAY: **72.5 MILES**
- INSPECTIONS PERFORMED: **5,142**
- AVERAGE STRUCTURE VALUE: **\$78,751.00***
- AVERAGE SINGLE FAMILY VALUE: **\$168,965.00**
- NEW HOMES EXCEEDING \$200,000.00: **37 (25.9%)**

**New high school not included.*



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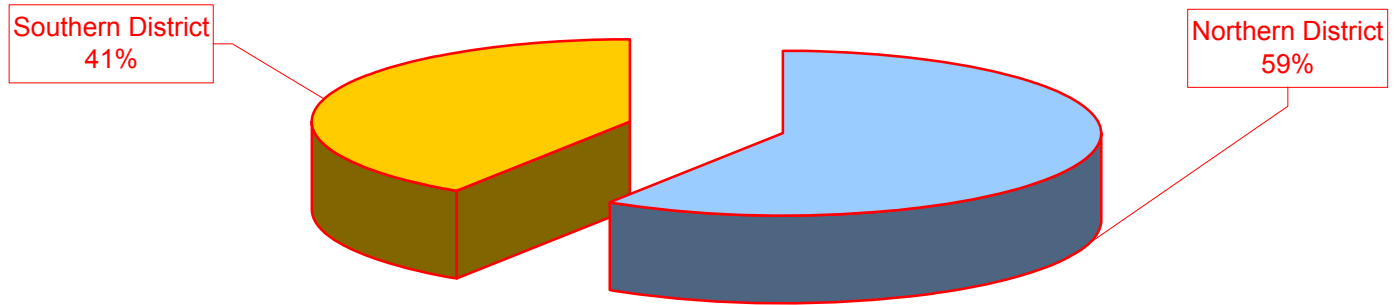
DIRECTOR
STAN SHAWVER

PLANNING - INSPECTIONS - ENGINEERING

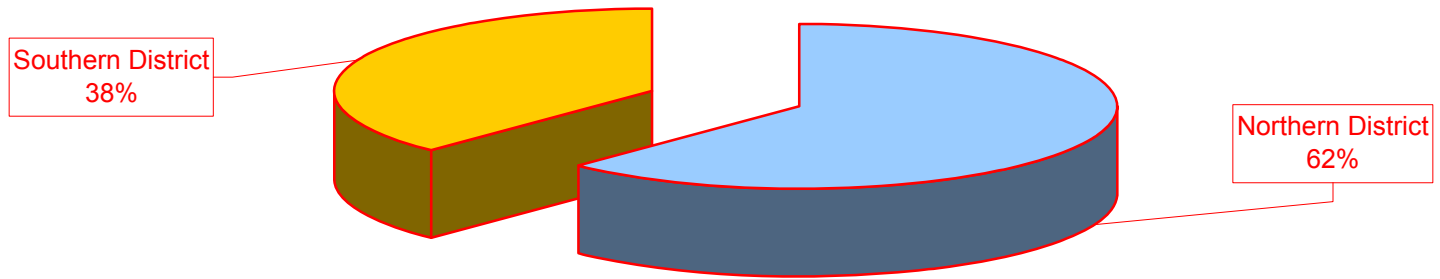
CHIEF ENGINEER
DERIN CAMPBELL

| 2010 | | BUILDING CONSTRUCTION PERMITS | | 2010 | |
|-----------------------|---------------------------|-------------------------------|-----------|----------------|--|
| STATUS CODE | CONSTRUCTION TYPE | NUMBER | VALUATION | | |
| RESIDENTIAL | | | | | |
| 101 | SINGLE FAMILY RESIDENTIAL | 143 | \$ | 24,161,981.00 | |
| 102 | SINGLE FAMILY ATTACHED | 2 | \$ | 210,000.00 | |
| 103 | TWO FAMILY BUILDINGS | 3 | \$ | 320,000.00 | |
| 104 | THREE AND FOUR FAMILY | 1 | \$ | 300,000.00 | |
| 105 | FIVE OR MORE FAMILY | 0 | \$ | - | |
| 112 | MOBILE HOMES | 16 | \$ | 214,000.00 | |
| 114 | MODULAR/DOUBLE WIDE | 3 | \$ | 243,900.00 | |
| RES. NONHOUSEKEEPING | | | | | |
| 213 | HOTELS, MOTELS | 0 | \$ | - | |
| 214 | OTHER NON HOUSEKEEPING | 0 | \$ | - | |
| NONRESIDENTIAL | | | | | |
| 318 | AMUSEMENT/RECREATIONAL | 1 | \$ | 55,000.00 | |
| 319 | CHURCHES/RELIGIOUS BLDG. | 0 | \$ | - | |
| 320 | INDUSTRIAL BLDG. | 0 | \$ | - | |
| 321 | PUBLIC GARAGES | 0 | \$ | - | |
| 322 | SERVICE STATIONS | 1 | \$ | 100,000.00 | |
| 323 | HOSPITALS/INSTITUTES | 0 | \$ | - | |
| 324 | OFFICE/PROFESSIONAL BLDG | 3 | \$ | 348,000.00 | |
| 325 | PUBLIC WORKS/UTILITY BLDG | 0 | \$ | - | |
| 326 | SCHOOL/EDUCATIONAL BLDG | 12 | \$ | 68,007,100.00 | |
| 327 | STORES/MERCANTILE BLDG | 2 | \$ | 360,000.00 | |
| 328 | OTHER NONRESIDENTIAL | 99 | \$ | 2,971,825.00 | |
| 329 | OTHER STRUCTURES | 15 | \$ | 174,310.00 | |
| ADDITIONS/ALTERATIONS | | | | | |
| 434 | RESIDENTIAL | 204 | \$ | 9,142,270.00 | |
| 437 | NONRESIDENTIAL | 40 | \$ | 6,215,848.00 | |
| 438 | RESIDENTIAL GARAGES | 55 | \$ | 1,301,790.00 | |
| MISCELLANEOUS | | | | | |
| | | 294 | \$ | 165,318.00 | |
| TOTALS | | 894 | \$ | 114,291,342.00 | |

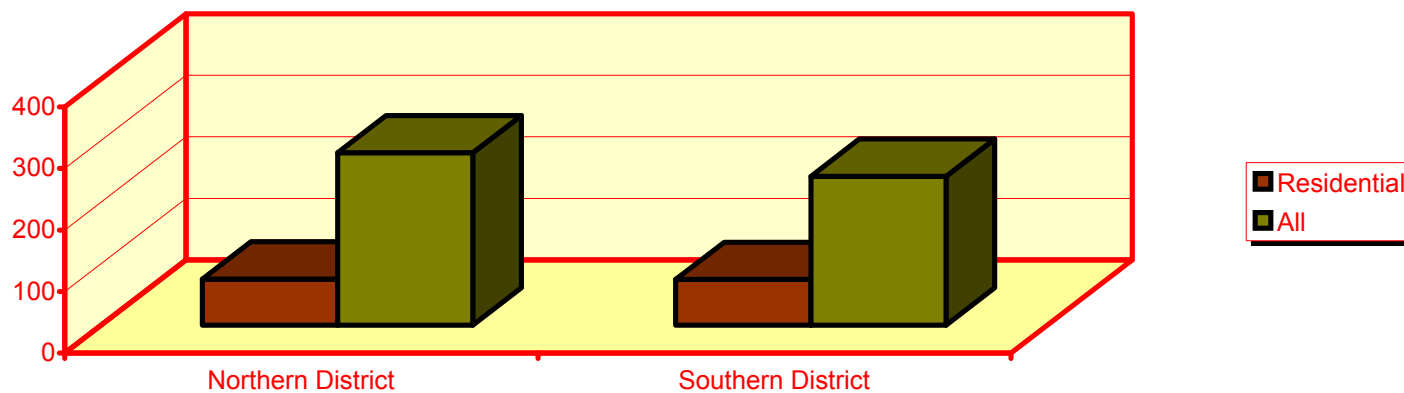
2010 Construction



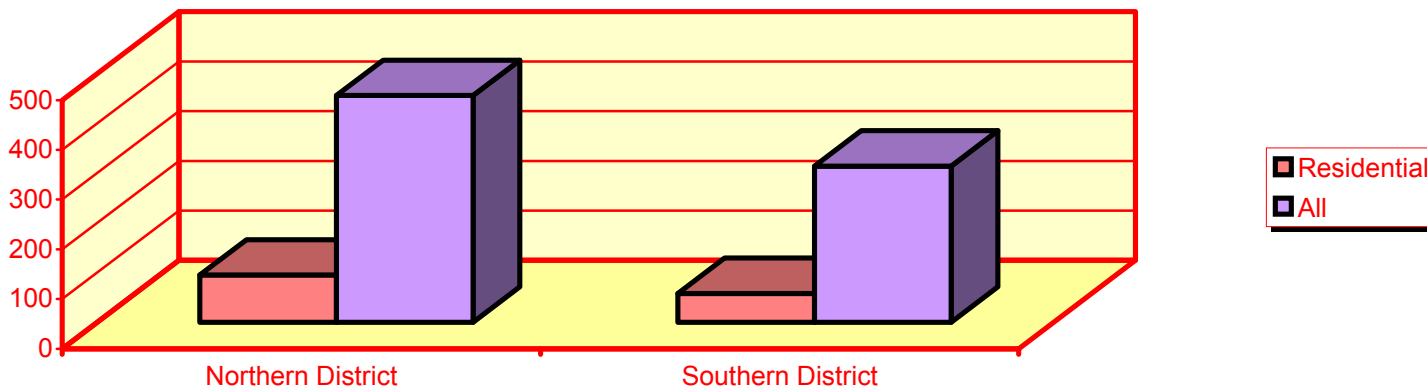
2010 Residential



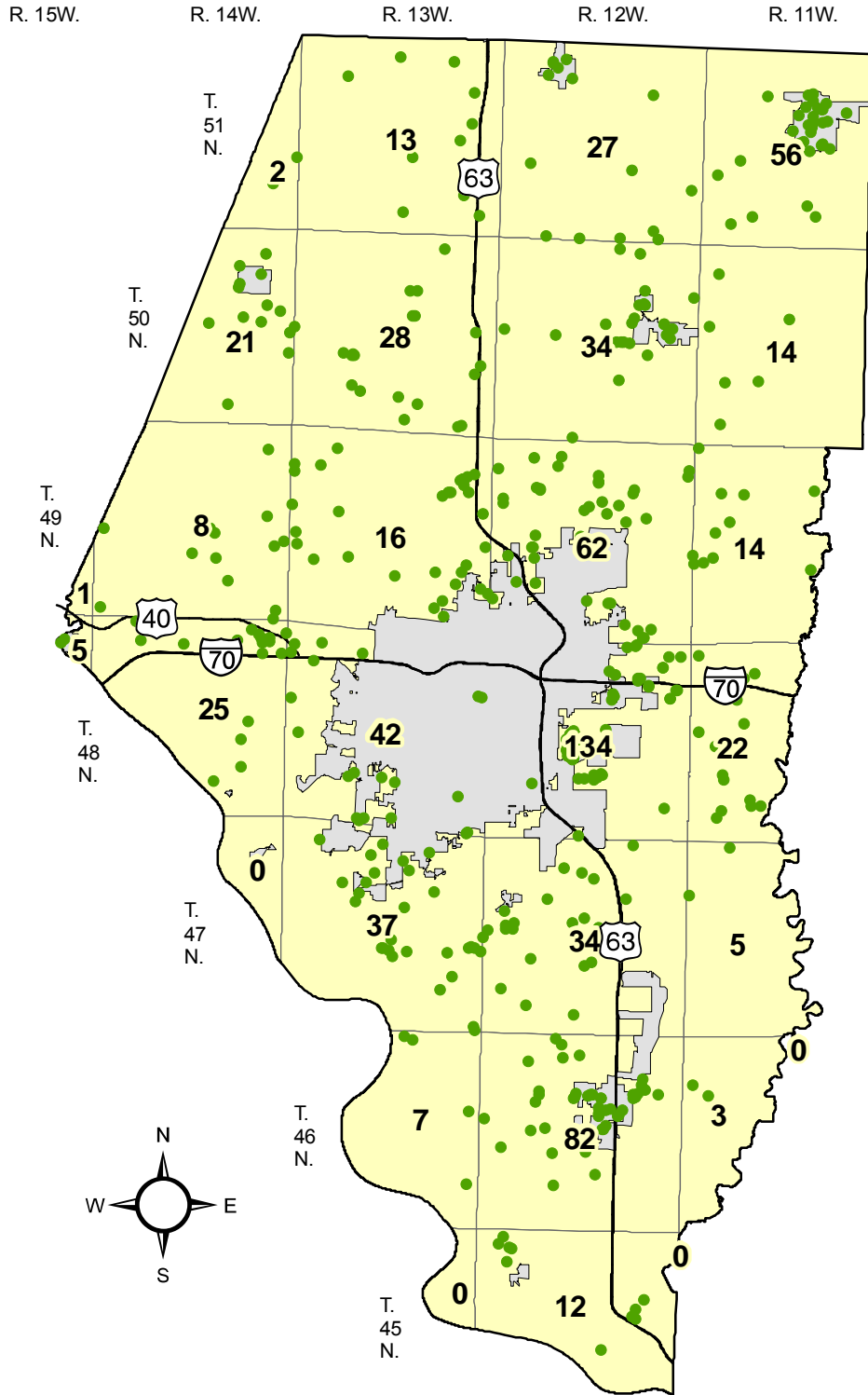
2009 CONSTRUCTION



2010 CONSTRUCTION



ALL CONSTRUCTION



RESIDENTIAL CONSTRUCTION

