



**RESOURCE MANAGEMENT
PLANNING & INSPECTIONS
ANNUAL REPORT
2012**

**Stan Shawver
Director**



DIRECTOR
STAN SHAWVER

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

PLANNING - INSPECTIONS - ENGINEERING

CHIEF ENGINEER
DERIN CAMPBELL

TO: Boone County Commission

FROM: Stan Shawver
Director of Resource Management

DATE: January 8, 2013

RE: Report of Activity - 2012

During the past year, the Resource Management Department processed 13 requests to rezone land. Eleven of the requests were considered by the County Commission and subsequently approved.

The requests that received approval totaled **194.17** acres of land. The largest request that was approved involved rezoning land that was zoned R-S (Single Family Residential) to M-GP (Planned General Industrial). That request was for 42.64 acres of land.

Rezoning by category (approved):

A-1 to A-1P	22.70 acres	A-1 to A-2	13.04 acres
A-1 to A-2P	40.34 acres	A-1 to M-GP	29.58 acres
R-S to R-M	.37 acres	R-S to M-LP	.32 acres
R-S to M-GP	42.64 acres	R-M to C-G	.10 acres
C-G to M-L	4.94 acres	C-G to M-LP	2.13 acres

TOTAL: 156.16 ACRES

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

During 2012, the Planning and Zoning Commission approved 21 final plats comprising 356.05 acres, divided into 36 lots. In addition, the Planning Division processed 29 administrative surveys; 20 land disturbance permits; 8 stormwater discharge permits; and, 9 floodplain development permits.

FIVE YEAR COMPARISON

2012 – 156.16 acres rezoned

13 Rezoning Requests	3 Conditional Use Permits
11 Approved	3 Approved

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

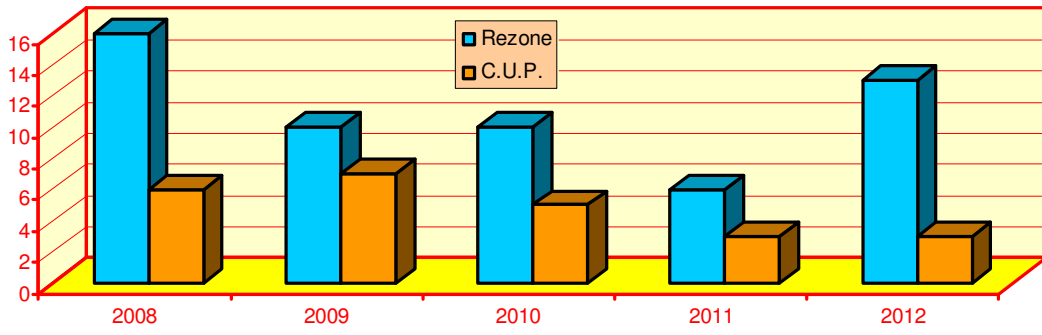
10 Rezoning Requests	7 Conditional Use Permits
8 Approved	5 Approved

2008 – 66.2 acres rezoned

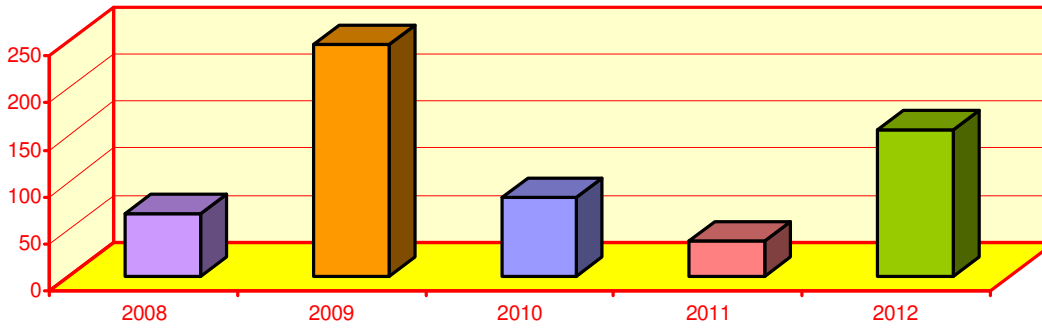
16 Rezoning Requests	6 Conditional Use Permits
11 Approved	5 Approved

5 Year Total - 591.07 Acres Rezoned

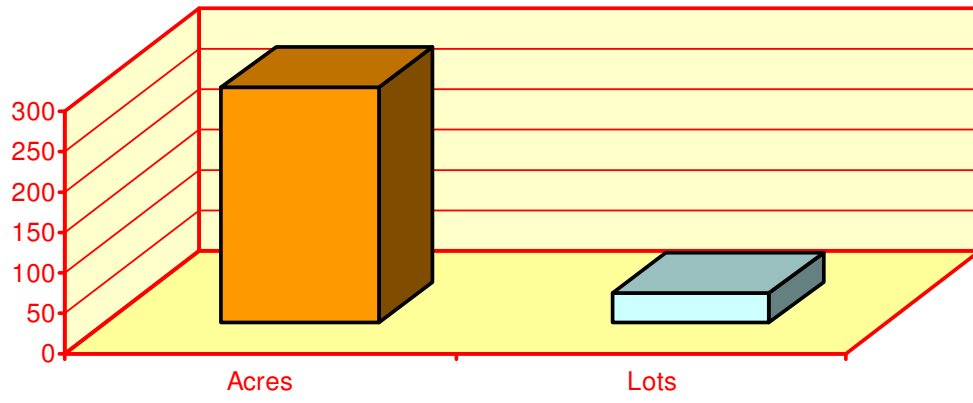
ZONING ACTIVITY



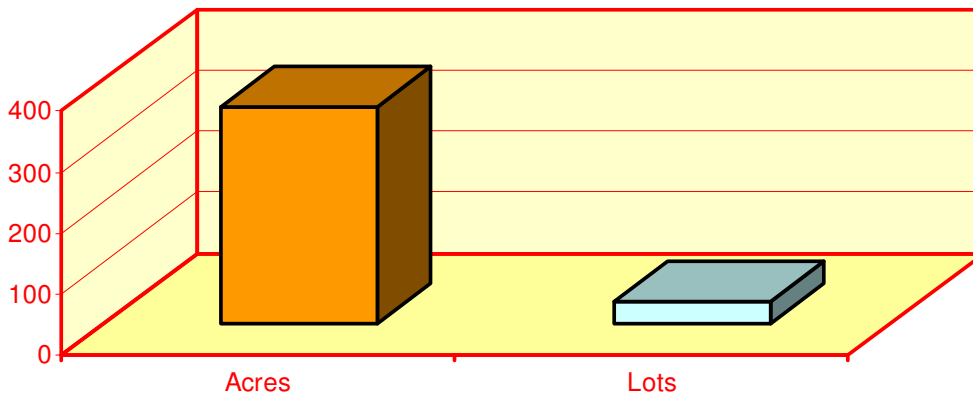
ACRES REZONED



2011 PLATS



2012 PLATS





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PLANNING - INSPECTIONS - ENGINEERING

CHIEF ENGINEER
DERIN CAMPBELL

TO: Boone County Commission

FROM: Stan Shawver
Director of Resource Management

DATE: January 8, 2013

RE: Building Activity for 2012

I have attached a copy of the annual building permit report for 2012. You will also find the same information for 2011, which may be used for comparison.

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

- TOTAL MILES DRIVEN: **70,089 MILES**
- AVERAGE MILES DRIVEN PER DAY: **94 MILES**
- INSPECTIONS PERFORMED: **6,257**
- AVERAGE STRUCTURE VALUE: **\$97,773.72**
- AVERAGE SINGLE FAMILY VALUE: **\$213,590.30**
- NEW HOMES EXCEEDING \$250,000.00: **33 (18.2%)**



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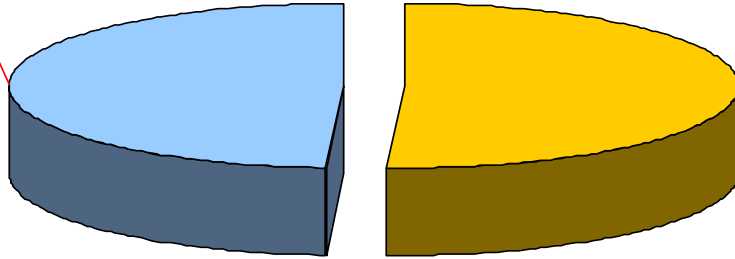
PLANNING - INSPECTIONS - ENGINEERING

CHIEF ENGINEER
DERIN CAMPBELL

2012		BUILDING CONSTRUCTION PERMITS		2012	
STATUS CODE	CONSTRUCTION TYPE	NUMBER	VALUATION		
	RESIDENTIAL				
101	SINGLE FAMILY RESIDENTIAL	181	\$ 38,659,844.00		
102	SINGLE FAMILY ATTACHED	0	\$ -		
103	TWO FAMILY BUILDINGS	4	\$ 495,000.00		
104	THREE AND FOUR FAMILY	0	\$ -		
105	FIVE OR MORE FAMILY	0	\$ -		
112	MOBILE HOMES	10	\$ 92,000.00		
114	MODULAR/DOUBLE WIDE	5	\$ 243,000.00		
	RES. NONHOUSEKEEPING				
213	HOTELS, MOTELS	0	\$ -		
214	OTHER NON HOUSEKEEPING	0	\$ -		
	NONRESIDENTIAL				
318	AMUSEMENT/RECREATIONAL	0	\$ -		
319	CHURCHES/RELIGIOUS BLDG.	0	\$ -		
320	INDUSTRIAL BLDG.	0	\$ -		
321	PUBLIC GARAGES	0	\$ -		
322	SERVICE STATIONS	0	\$ -		
323	HOSPITALS/INSTITUTES	0	\$ -		
324	OFFICE/PROFESSIONAL BLDG	0	\$ -		
325	PUBLIC WORKS/UTILITY BLDG	0	\$ -		
326	SCHOOL/EDUCATIONAL BLDG	2	\$ 950,000.00		
327	STORES/MERCANTILE BLDG	5	\$ 2,266,000.00		
328	OTHER NONRESIDENTIAL	86	\$ 1,373,410.00		
329	OTHER STRUCTURES	19	\$ 420,600.00		
	ADDITIONS/ALTERATIONS				
434	RESIDENTIAL	178	\$ 5,765,233.00		
437	NONRESIDENTIAL	76	\$ 9,154,011.00		
438	RESIDENTIAL GARAGES	67	\$ 1,787,774.00		
	MISCELLANEOUS	261	\$ 227,852.00		
	TOTALS	894	\$ 61,434,724.00		

2012 Construction

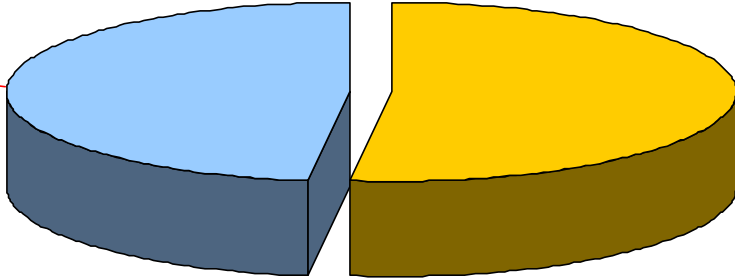
49%
Southern District



51%
Northern District

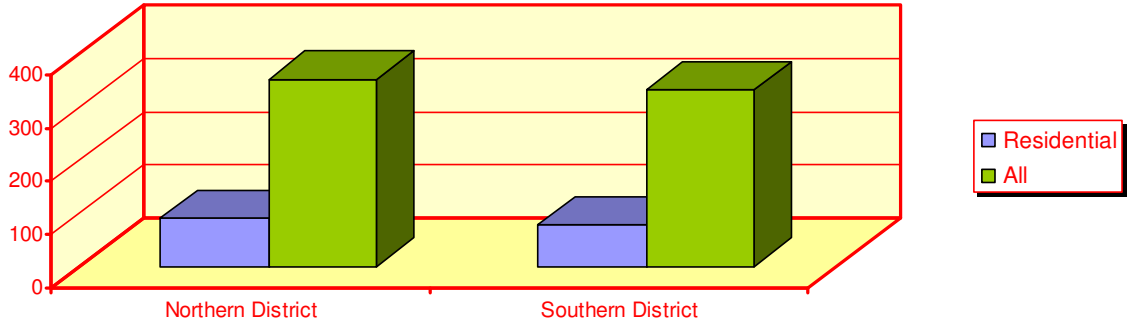
2012 Residential

48%
Southern District

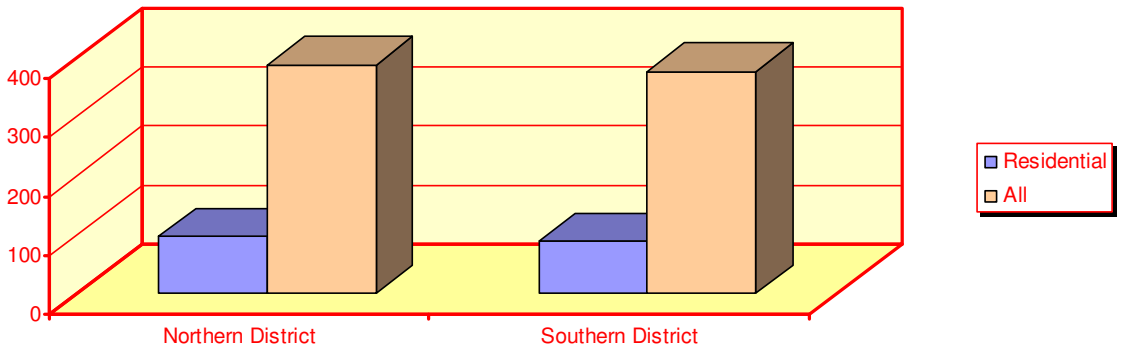


52%
Northern District

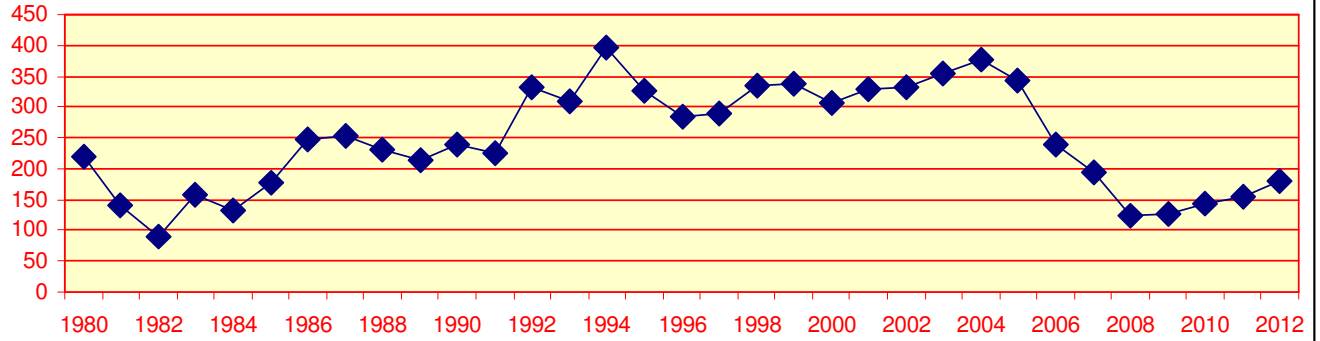
2011 CONSTRUCTION



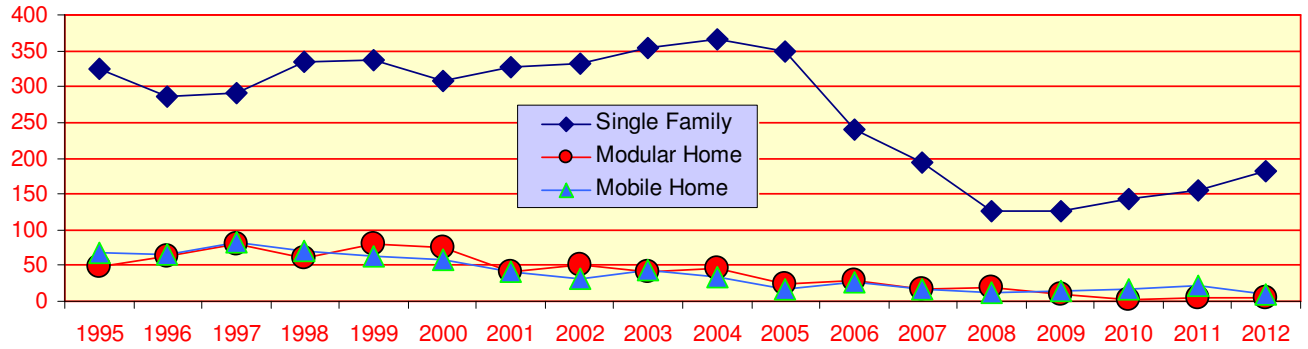
2012 CONSTRUCTION



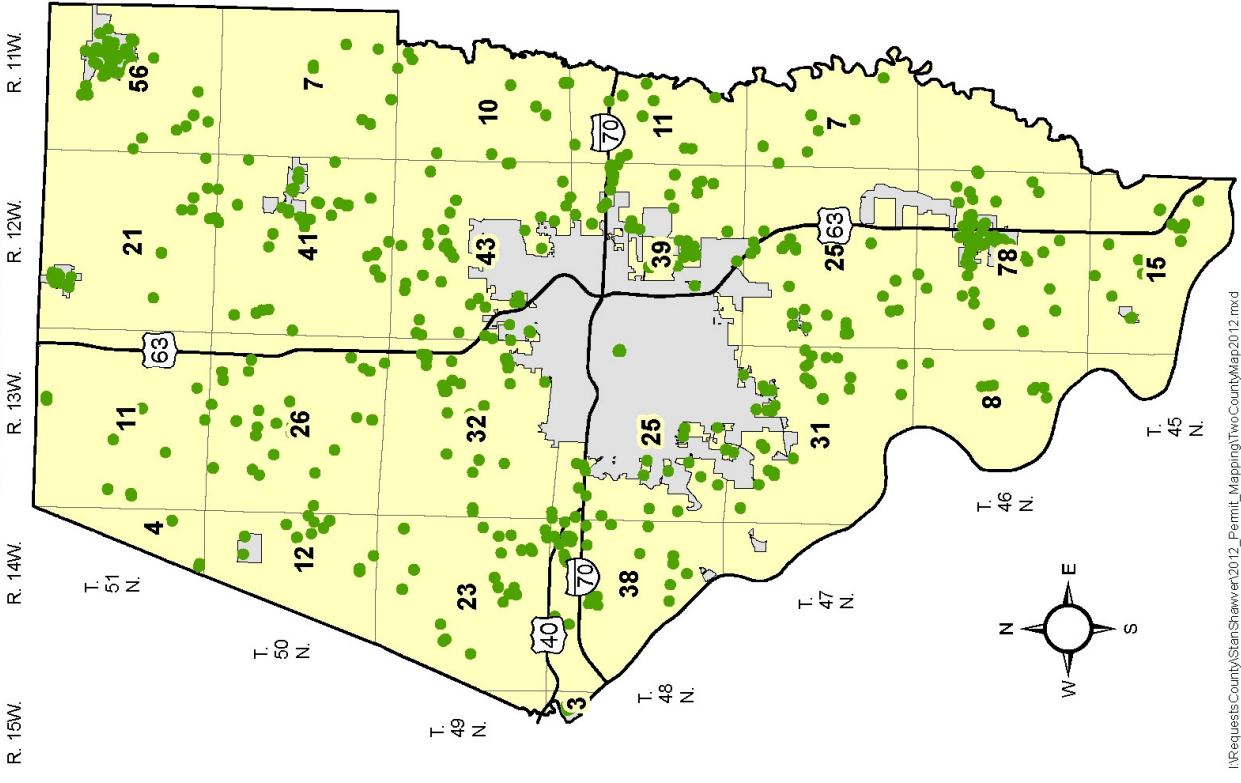
SINGLE FAMILY RESIDENTIAL



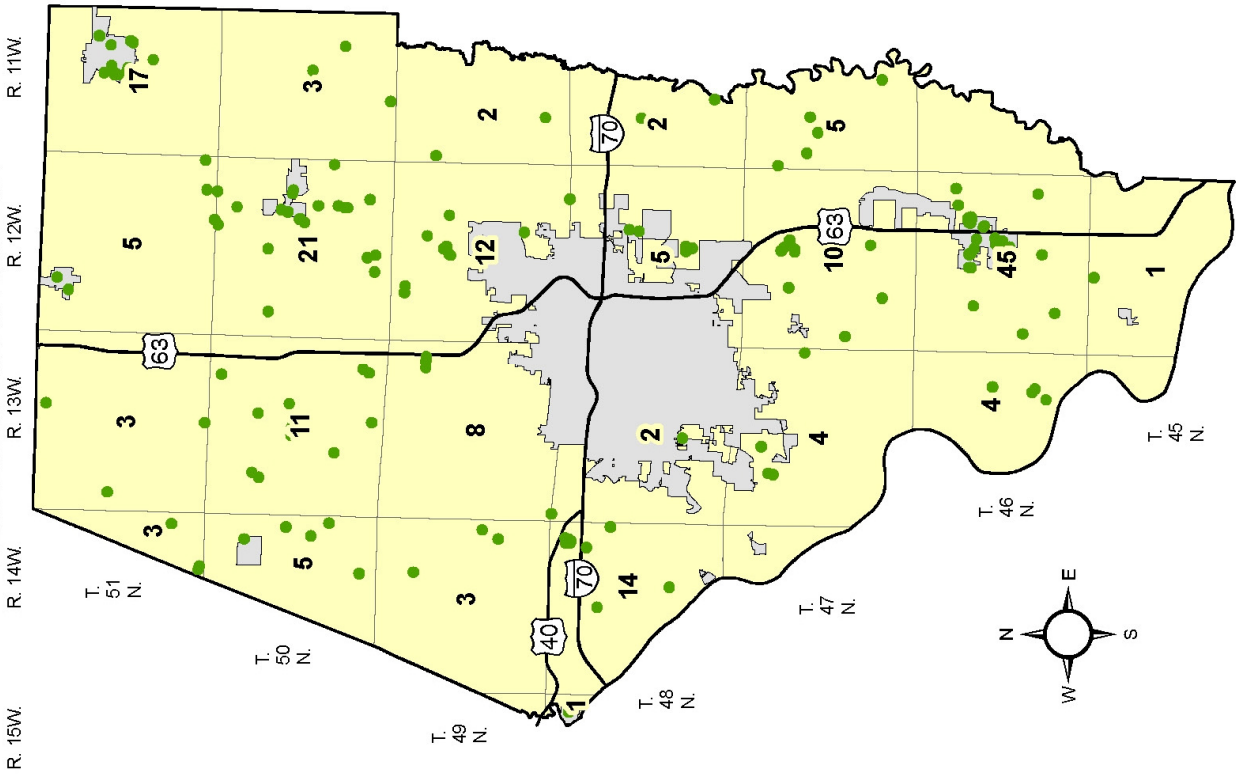
RESIDENTIAL COMPARISON



ALL CONSTRUCTION



RESIDENTIAL CONSTRUCTION





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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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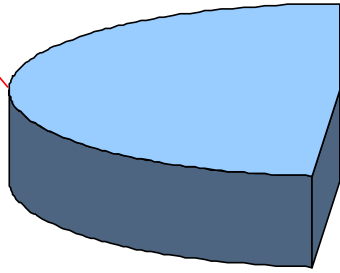
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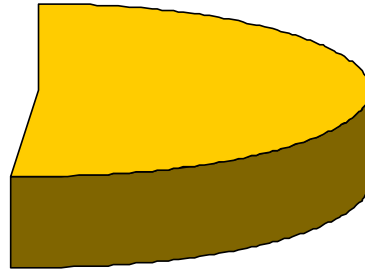
2011 BUILDING CONSTRUCTION PERMITS 2011			
STATUS CODE	CONSTRUCTION TYPE	NUMBER	VALUATION
RESIDENTIAL			
101	SINGLE FAMILY RESIDENTIAL	157	\$ 31,288,177.00
102	SINGLE FAMILY ATTACHED	0	\$ -
103	TWO FAMILY BUILDINGS	5	\$ 660,000.00
104	THREE AND FOUR FAMILY	1	\$ 300,000.00
105	FIVE OR MORE FAMILY	0	\$ -
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

Southern District
49%

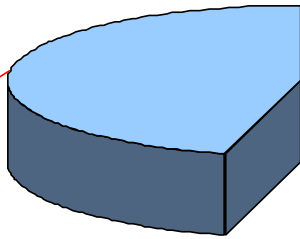


Northern District
51%

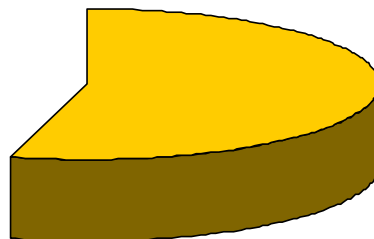


2011 Residential

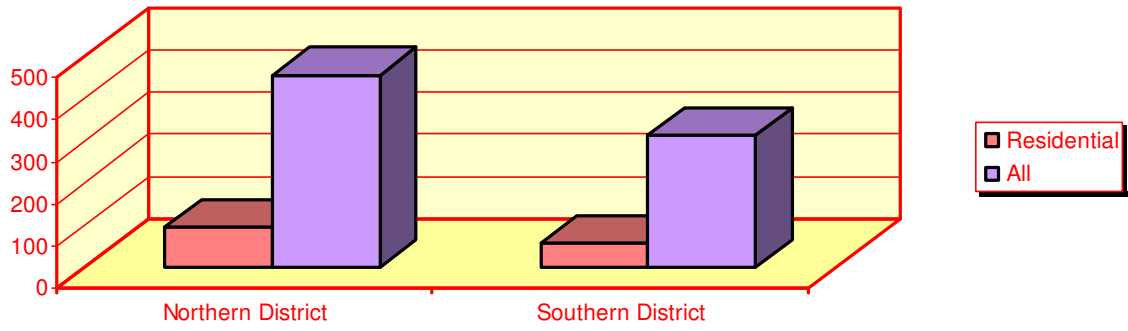
Southern District
46%



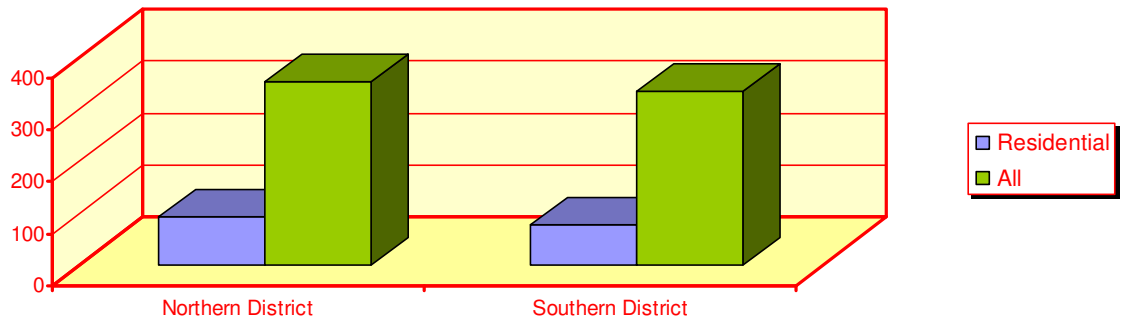
Northern District
54%



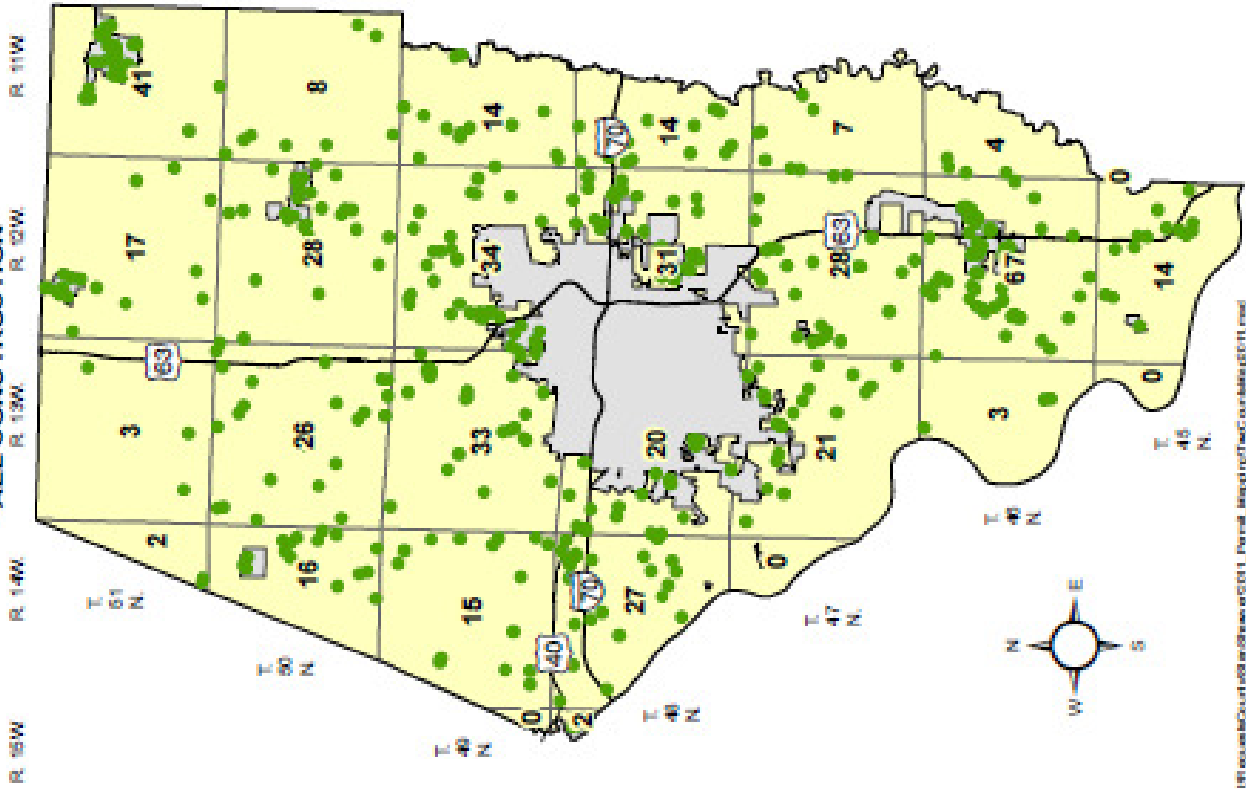
2010 CONSTRUCTION



2011 CONSTRUCTION



ALL CONSTRUCTION



RESIDENTIAL CONSTRUCTION

