



**RESOURCE MANAGEMENT
PLANNING & INSPECTIONS
ANNUAL REPORT
2013**

**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 8, 2014

RE: Report of Activity - 2013

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

The requests that received approval totaled **252.17** acres of land. The largest request that was approved involved rezoning land that was zoned R-S (Single Family Residential) to A-1 (Agriculture). That request was for 213 acres of land.

Rezoning by category (approved):

A-1 to A-1P	10.00 acres	A-1 to A-2	22.50 acres
A-2 to M-L	.72 acres	R-S to A-1	213.00 acres
R-S to M-LP	5.95 acres		

TOTAL: 252.17 ACRES

The Commission also received 4 requests for conditional use permits. All four were approved.

During 2013, the Planning and Zoning Commission approved 21 final plats comprising 356.05 acres, divided into 36 lots. In addition, the Planning Division processed 53 Administrative Surveys, 16 Family Transfer requests, 26 land disturbance permits; 2 stormwater discharge permits; and, 31 floodplain development permits.

FIVE YEAR COMPARISON

2013 – 252.17 acres rezoned

6 Rezoning Requests	4 Conditional Use Permits
5 Approved	4 Approved

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

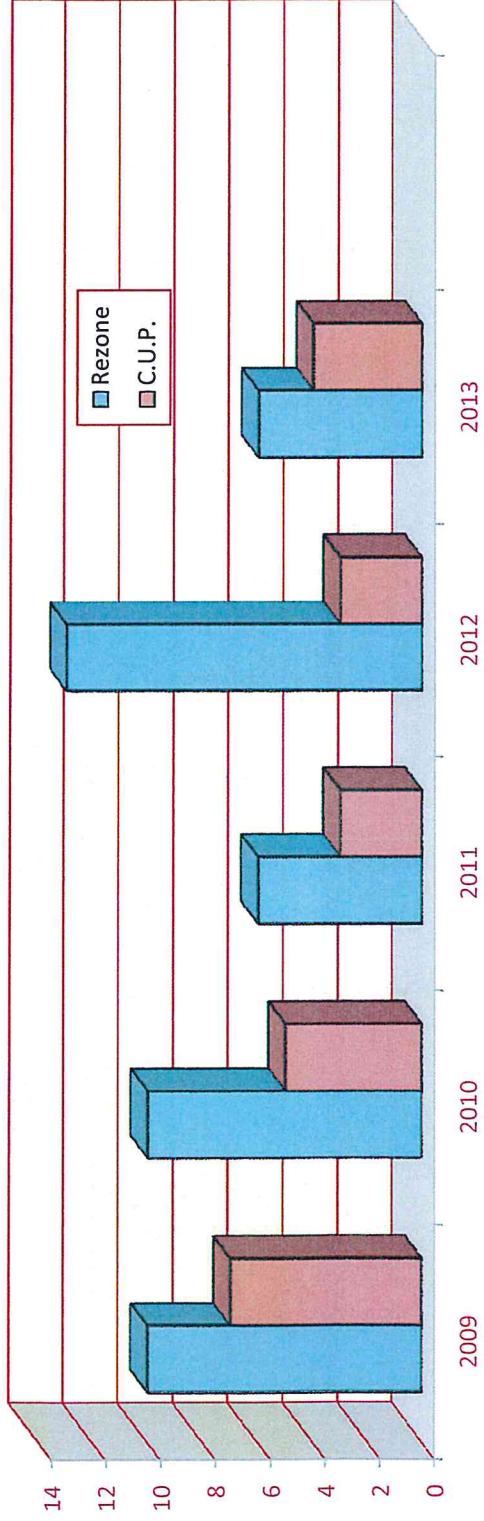
10 Rezoning Requests	5 Conditional Use Permits
9 Approved	5 Approved

2009 – 247.11 acres rezoned

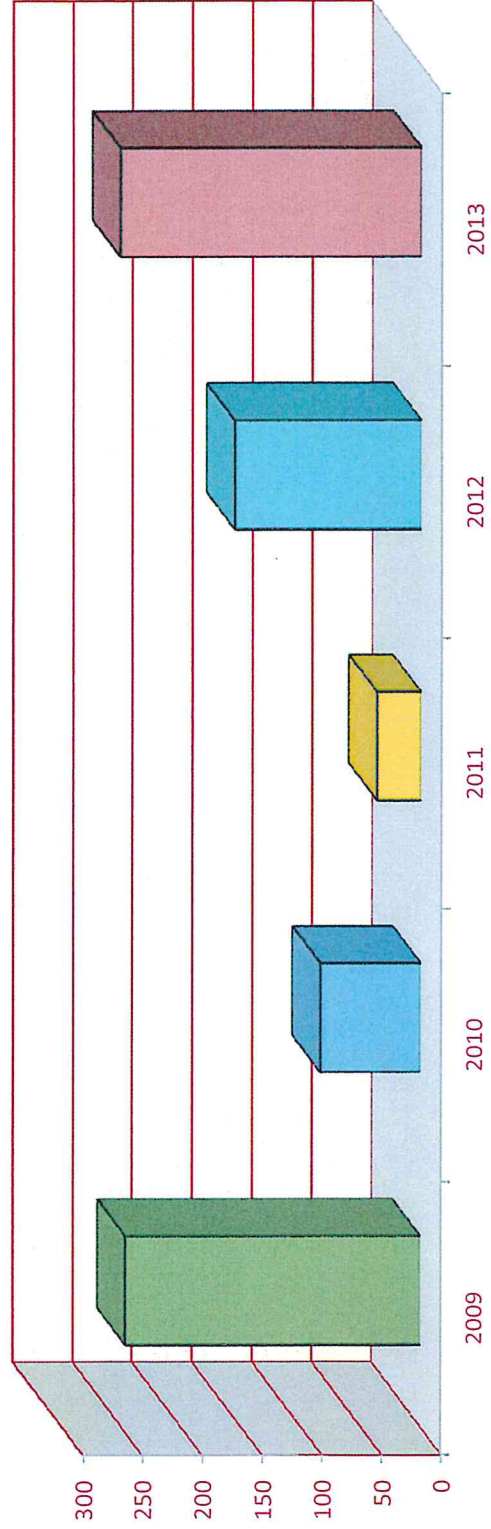
10 Rezoning Requests	7 Conditional Use Permits
8 Approved	5 Approved

5 Year Total – 777.04 Acres Rezoned

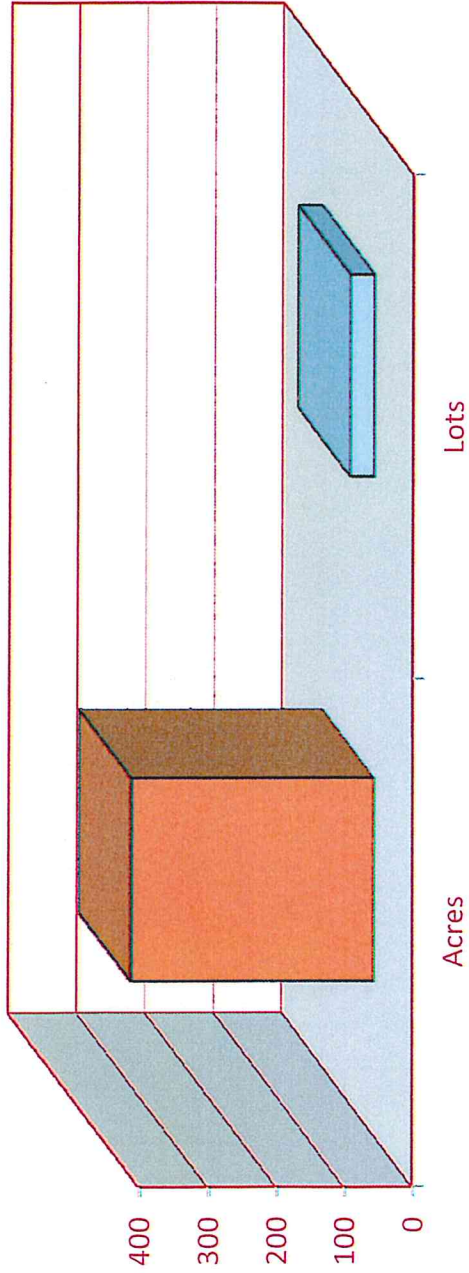
Zoning Activity



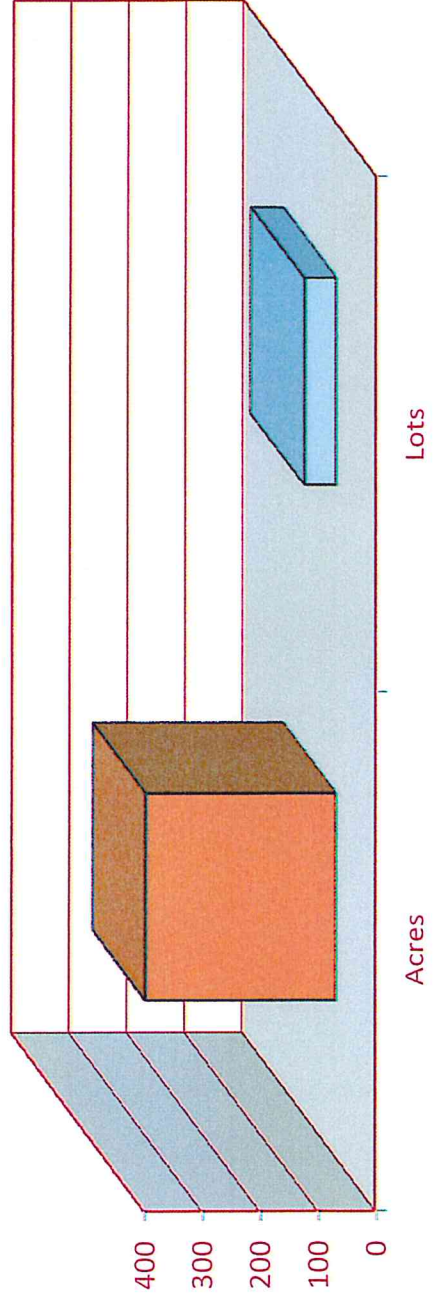
Acres Rezoned



2012 PLATS



2013 PLATS





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TO: Boone County Commission

FROM: Stan Shawver
Director of Resource Management

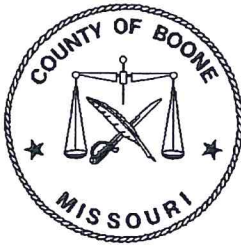
DATE: January 8, 2014

RE: Building Activity for 2013

I have attached a copy of the annual building permit report for 2013. You will also find the same information for 2012, which may be used for comparison.

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

- TOTAL MILES DRIVEN: **65,343 MILES**
- AVERAGE MILES DRIVEN PER DAY: **88 MILES**
- INSPECTIONS PERFORMED: **6,821**
- AVERAGE STRUCTURE VALUE: **\$111,870.09**
- AVERAGE SINGLE FAMILY VALUE: **\$223,849.27**
- NEW HOMES EXCEEDING \$250,000.00: **46 (24.2%)**



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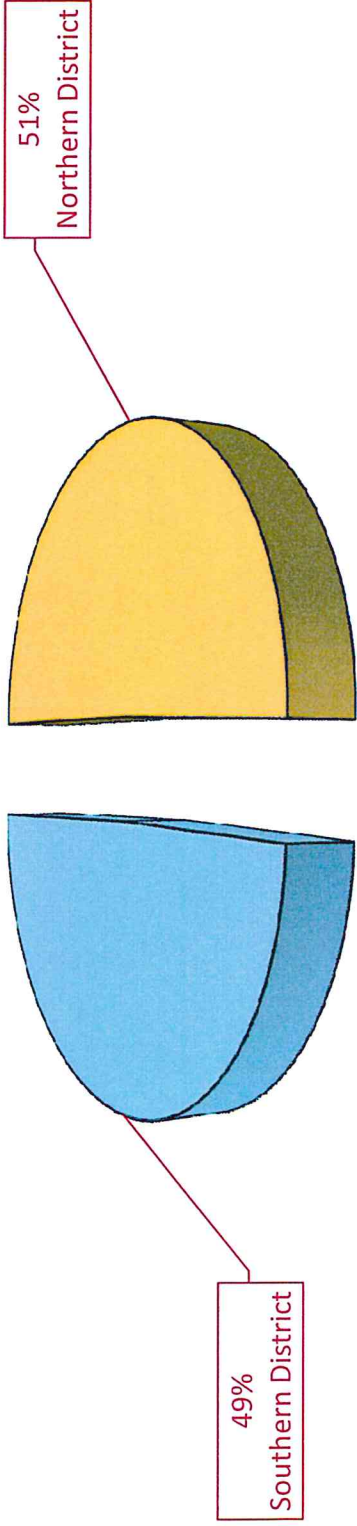
DIRECTOR
STAN SHAWVER

PLANNING - INSPECTIONS - ENGINEERING

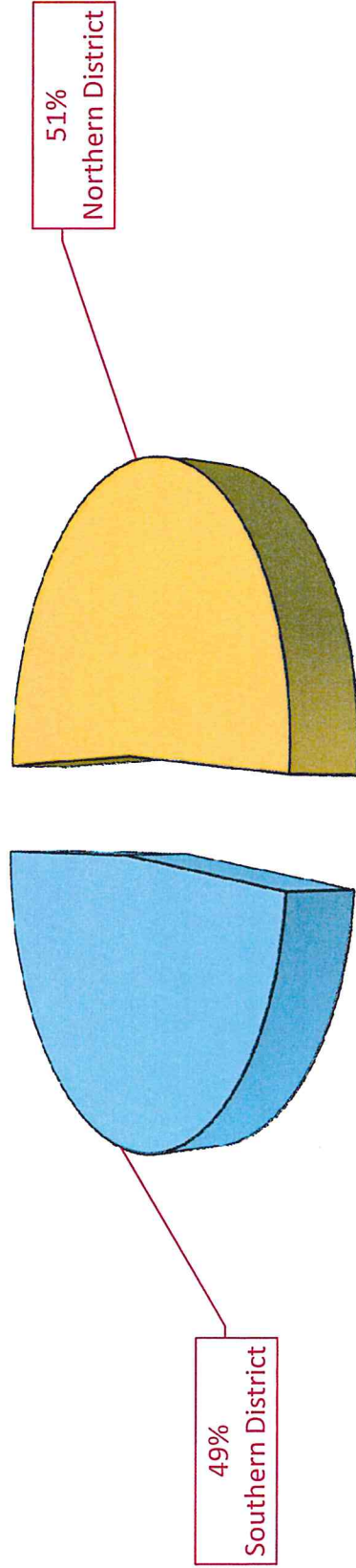
CHIEF ENGINEER
DERIN CAMPBELL

2013		BUILDING CONSTRUCTION PERMITS		2013	
STATUS CODE	CONSTRUCTION TYPE	NUMBER	VALUATION		
	RESIDENTIAL				
101	SINGLE FAMILY RESIDENTIAL	197	\$ 43,669,362.00		
102	SINGLE FAMILY ATTACHED	0	\$ -		
103	TWO FAMILY BUILDINGS	10	\$ 1,305,000.00		
104	THREE AND FOUR FAMILY	0	\$ -		
105	FIVE OR MORE FAMILY	0	\$ -		
112	MOBILE HOMES	16	\$ 258,500.00		
114	MODULAR/DOUBLE WIDE	6	\$ 200,000.00		
	RES. NONHOUSEKEEPING				
213	HOTELS, MOTELS	0	\$ -		
214	OTHER NON HOUSEKEEPING	0	\$ -		
	NONRESIDENTIAL				
318	AMUSEMENT/RECREATIONAL	1	\$ 178,000.00		
319	CHURCHES/RELIGIOUS BLDG.	0	\$ -		
320	INDUSTRIAL BLDG.	1	\$ 250,000.00		
321	PUBLIC GARAGES	0	\$ -		
322	SERVICE STATIONS	0	\$ -		
323	HOSPITALS/INSTITUTES	0	\$ -		
324	OFFICE/PROFESSIONAL BLDG	1	\$ 500,000.00		
325	PUBLIC WORKS/UTILITY BLDG	1	\$ 48,000.00		
326	SCHOOL/EDUCATIONAL BLDG	1	\$ 8,000.00		
327	STORES/MERCANTILE BLDG	7	\$ 1,463,000.00		
328	OTHER NONRESIDENTIAL	83	\$ 4,691,982.00		
329	OTHER STRUCTURES	52	\$ 4,217,048.00		
	ADDITIONS/ALTERATIONS				
434	RESIDENTIAL	145	\$ 3,854,764.00		
437	NONRESIDENTIAL	55	\$ 8,287,044.00		
438	RESIDENTIAL GARAGES	67	\$ 1,507,748.00		
	MISCELLANEOUS	211	\$ 567,506.00		
	TOTALS	854	\$ 71,005,954.00		

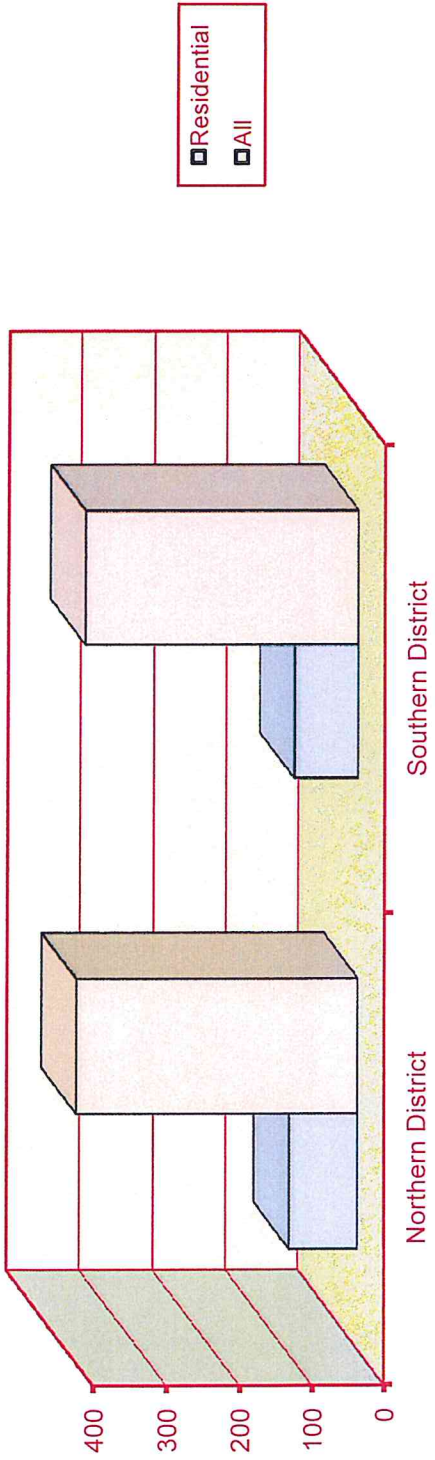
2013 Construction



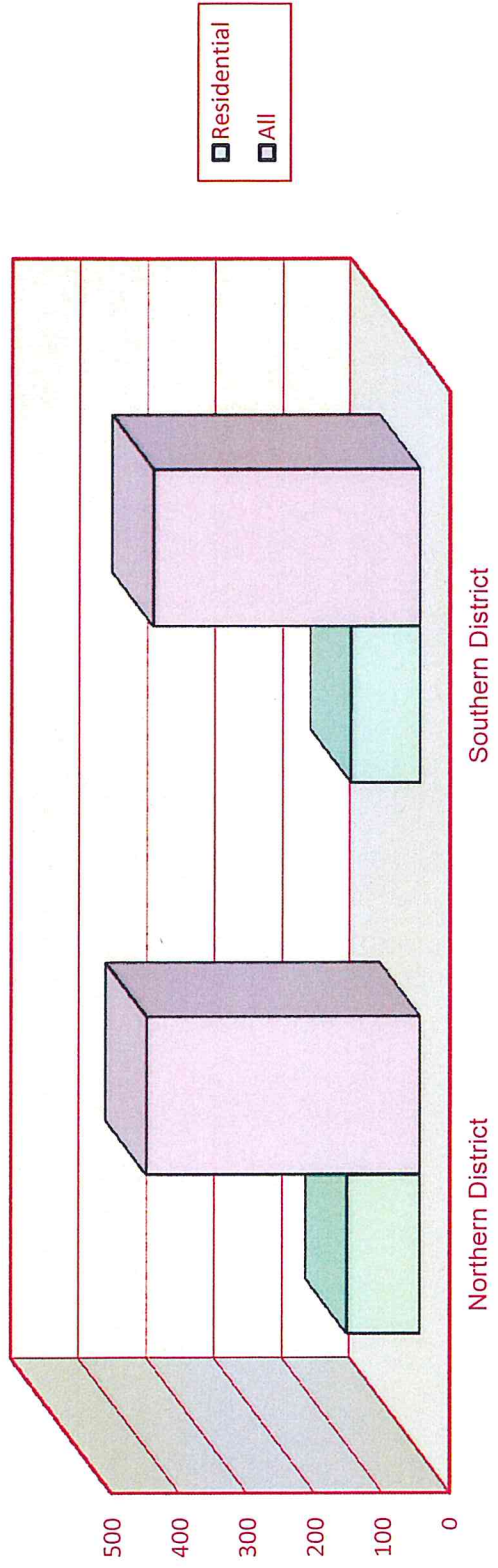
2013 Residential



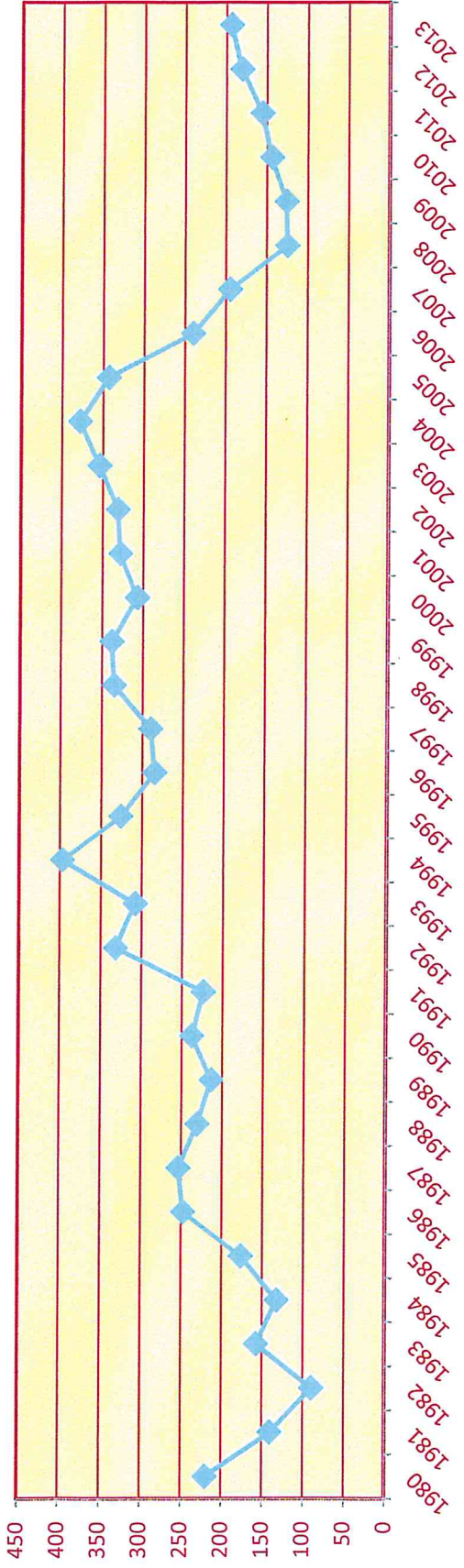
2012 CONSTRUCTION



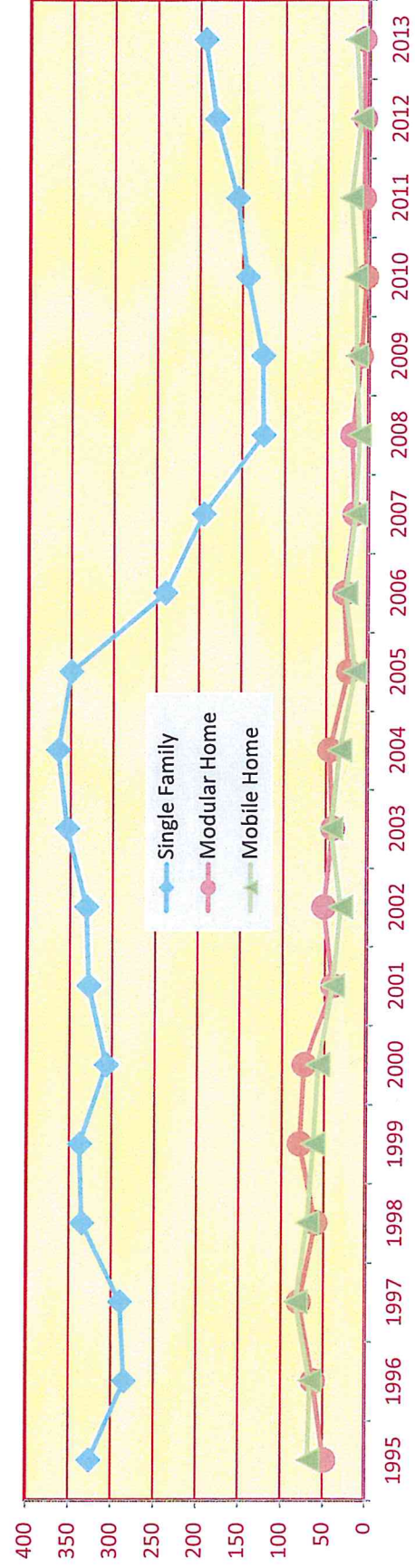
2013 CONSTRUCTION



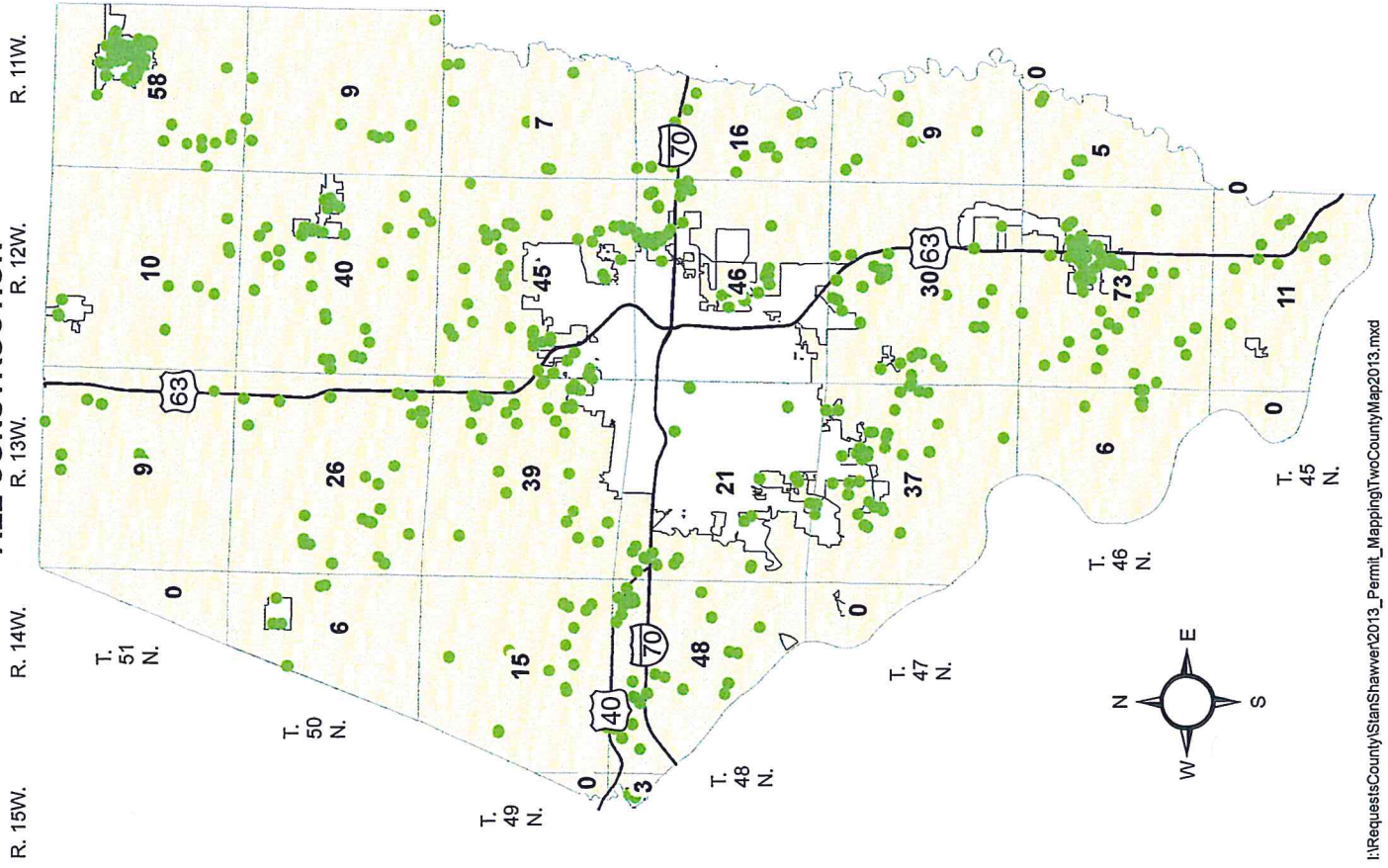
SINGLE FAMILY RESIDENTIAL



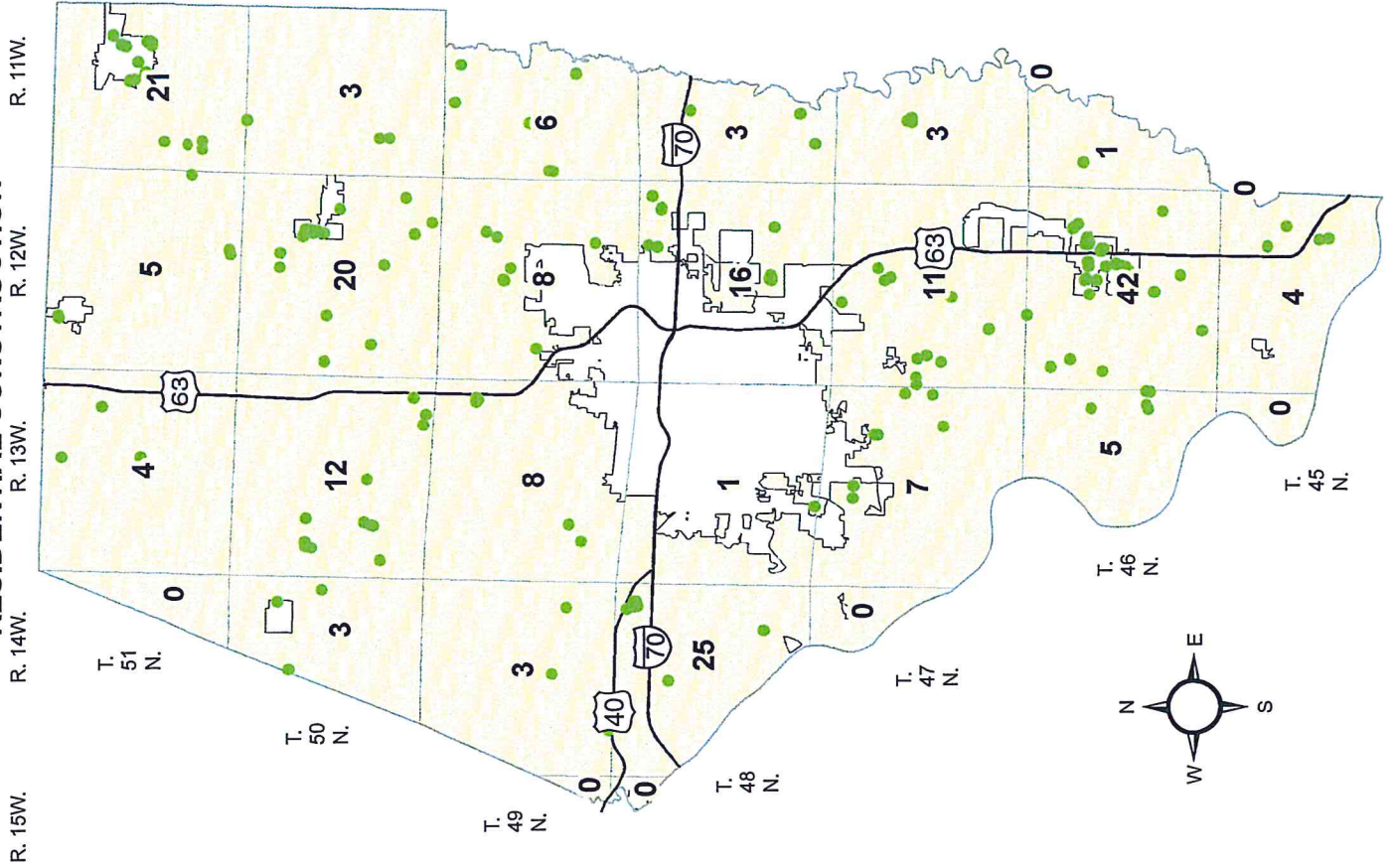
RESIDENTIAL COMPARISON



ALL CONSTRUCTION



RESIDENTIAL CONSTRUCTION





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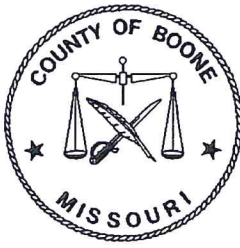
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RE: Building Activity for 2012

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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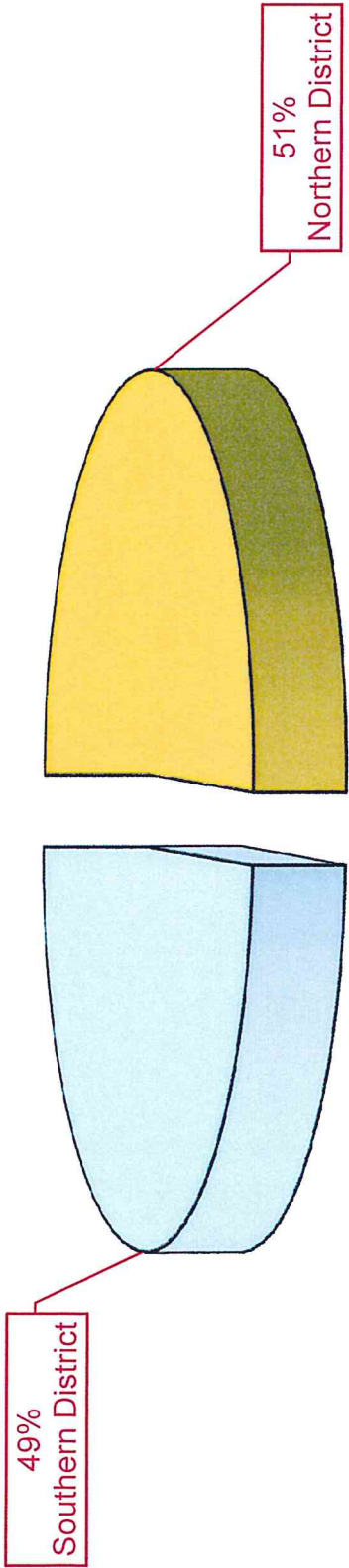
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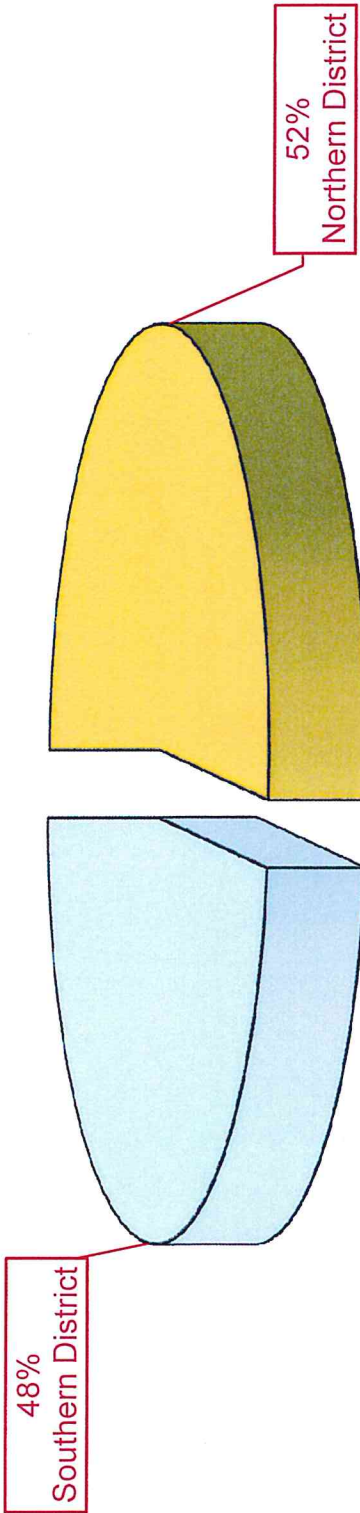
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2012		BUILDING CONSTRUCTION PERMITS		2012	
STATUS CODE	CONSTRUCTION TYPE	NUMBER	VALUATION		
RESIDENTIAL					
101	SINGLE FAMILY RESIDENTIAL	181	\$	38,659,844.00	
102	SINGLE FAMILY ATTACHED	0	\$	-	
103	TWO FAMILY BUILDINGS	4	\$	495,000.00	
104	THREE 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	

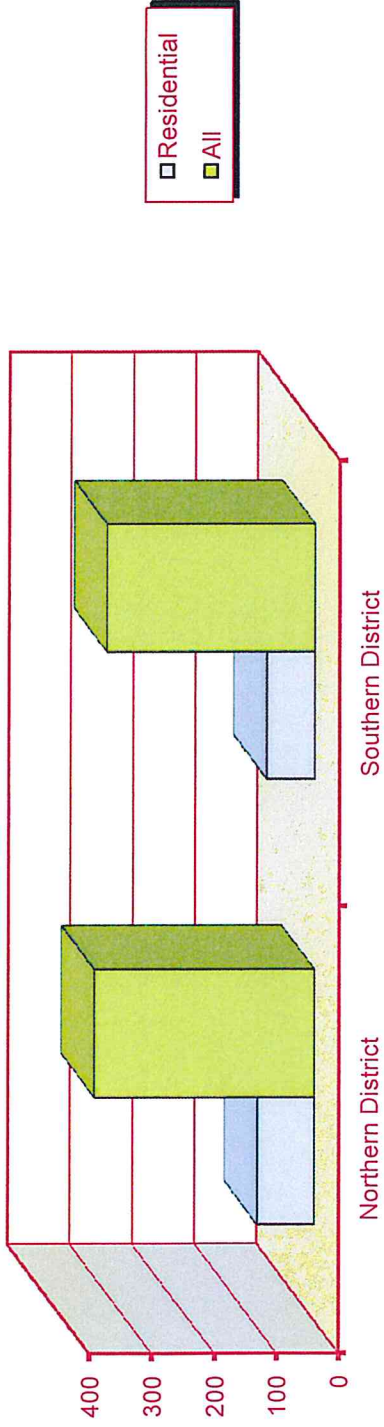
2012 Construction



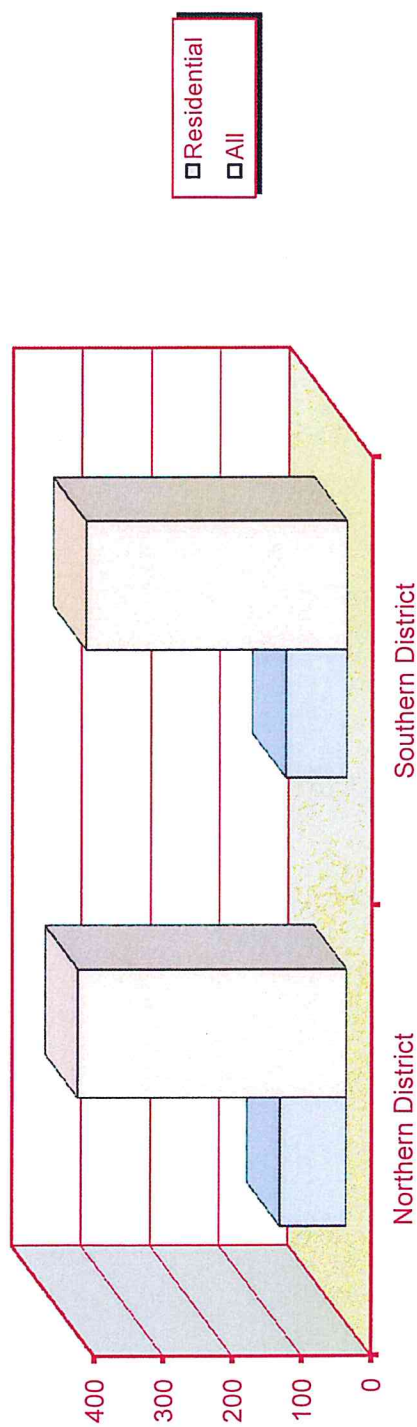
2012 Residential



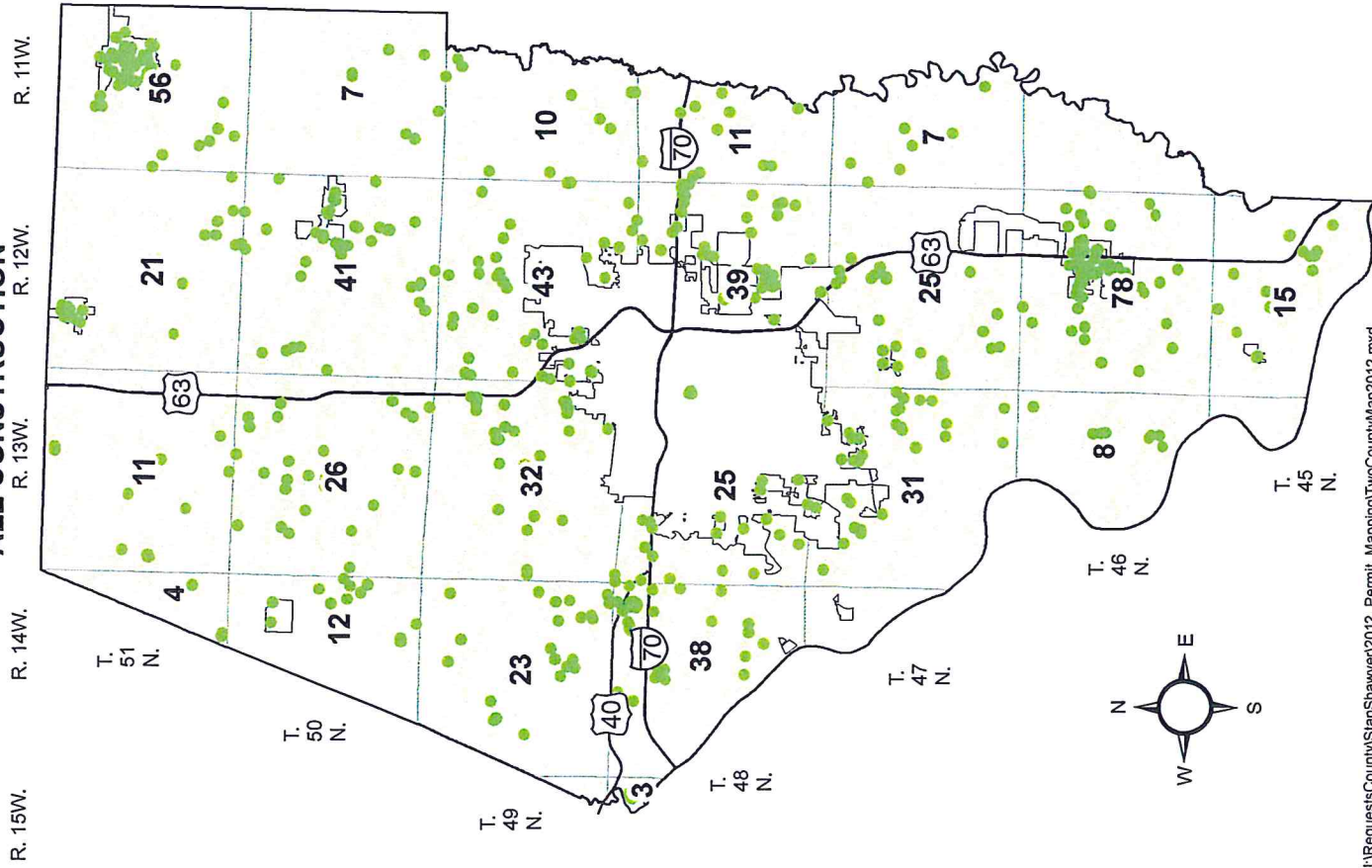
2011 CONSTRUCTION



2012 CONSTRUCTION



ALL CONSTRUCTION



RESIDENTIAL CONSTRUCTION

