



**RESOURCE MANAGEMENT
PLANNING & INSPECTIONS
ANNUAL REPORT
2015**

**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 12, 2016

RE: Report of Activity - 2015

During the past year, the Resource Management Department processed 11 requests to rezone land. Nine of the requests were considered by the County Commission and 6 were subsequently approved.

The requests that received approval totaled **93.30** acres of land. The largest request that was approved involved rezoning land that was zoned A-1 (Agriculture) to A-2P (Planned Agriculture). That request was for 81.99 acres of land.

Rezoning by category (approved):

A-1 to A-2	50.85 acres	A-1 to A-2P	92.72 acres
A-1 to M-LP	1.56 acres	C-N to R-S	.58 acres

TOTAL: 93.30 ACRES

The Commission also received 6 requests for conditional use permits. Five were approved.

During 2015, the Planning and Zoning Commission approved 25 final plats comprising 220.71 acres, divided into 44 lots. There were 5 preliminary plats that comprised 75 lots on 147 acres. In addition, the Planning Division processed 40 Administrative Surveys, 24 Family Transfer requests, 24 land disturbance permits, 8 stormwater discharge permits and 16 floodplain development permits.

FIVE YEAR COMPARISON

2015 – 93.30 acres rezoned

11 Rezoning Requests	6 Conditional Use Permits
6 Approved	5 Approved

2014 – 153.23 acres rezoned

9 Rezoning Requests	6 Conditional Use Permits
8 Approved	6 Approved

2013 – 252.17 acres rezoned

6 Rezoning Requests	4 Conditional Use Permits
5 Approved	4 Approved

2012 – 156.16 acres rezoned

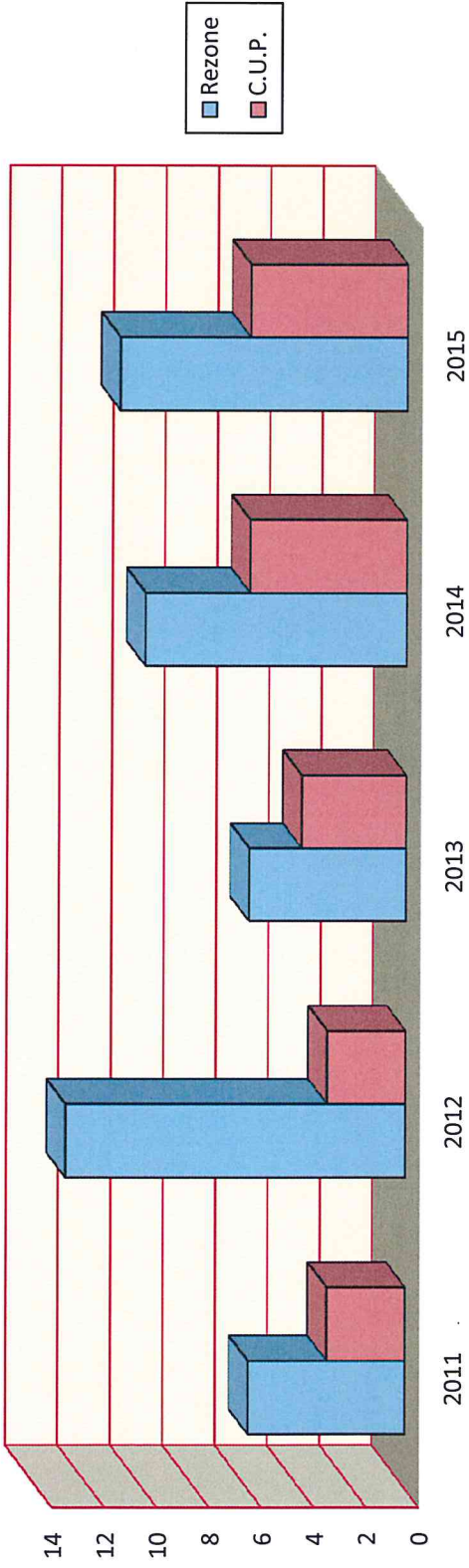
13 Rezoning Requests	3 Conditional Use Permits
11 Approved	3 Approved

2011 - 37.49 acres rezoned

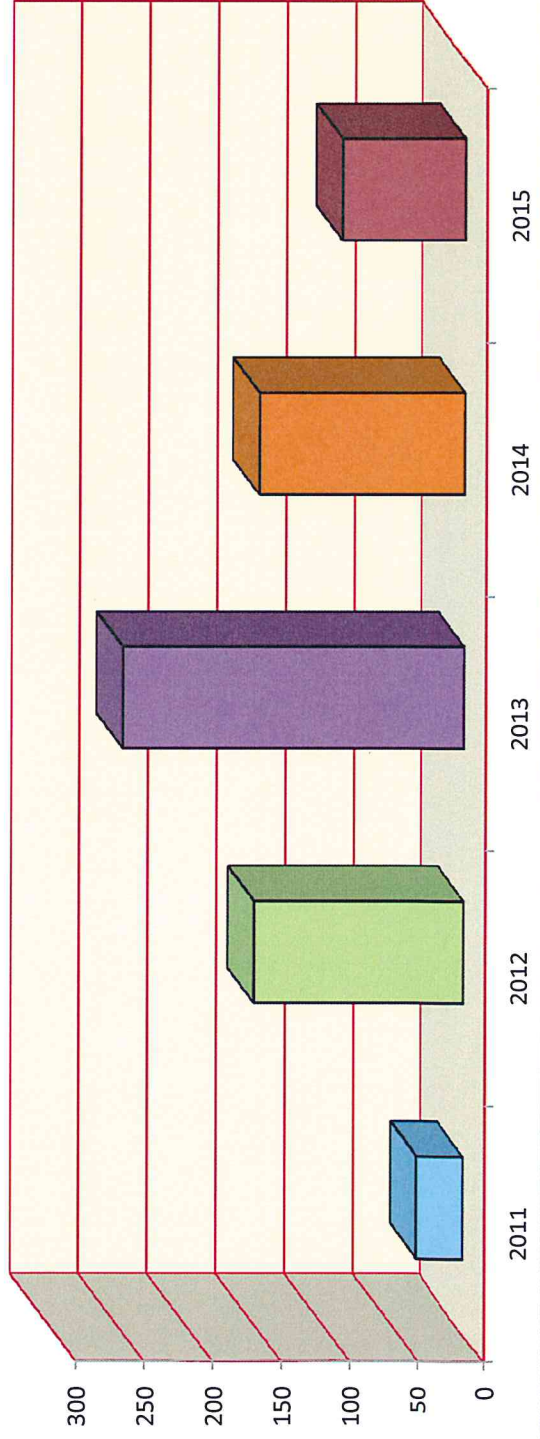
6 Rezoning Requests	3 Conditional Use Permits
4 Approved	3 Approved

5 Year Total –692.35 Acres Rezoned

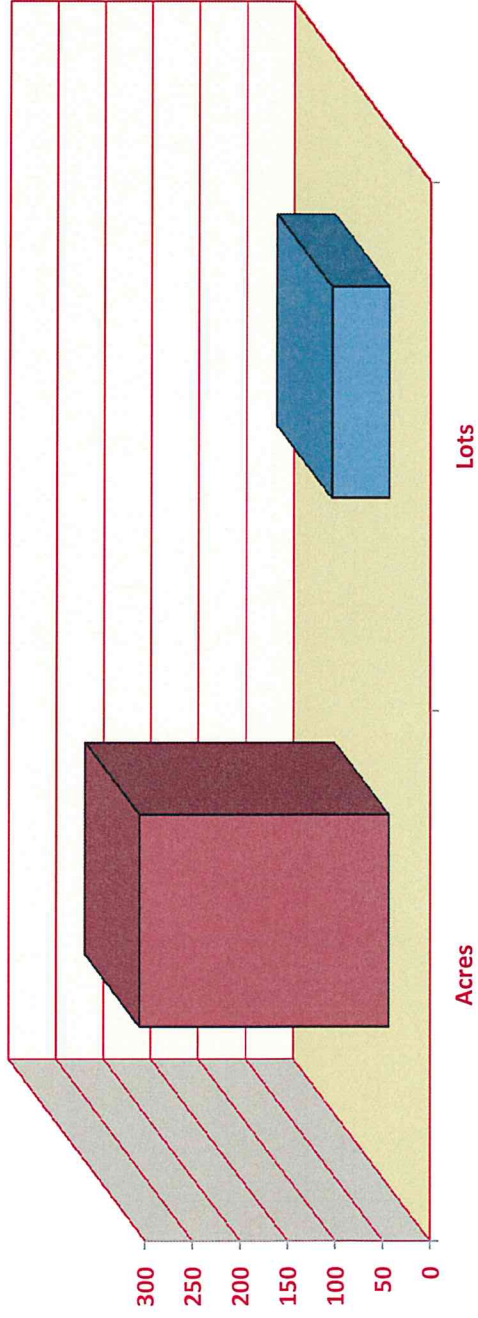
Zoning Activity



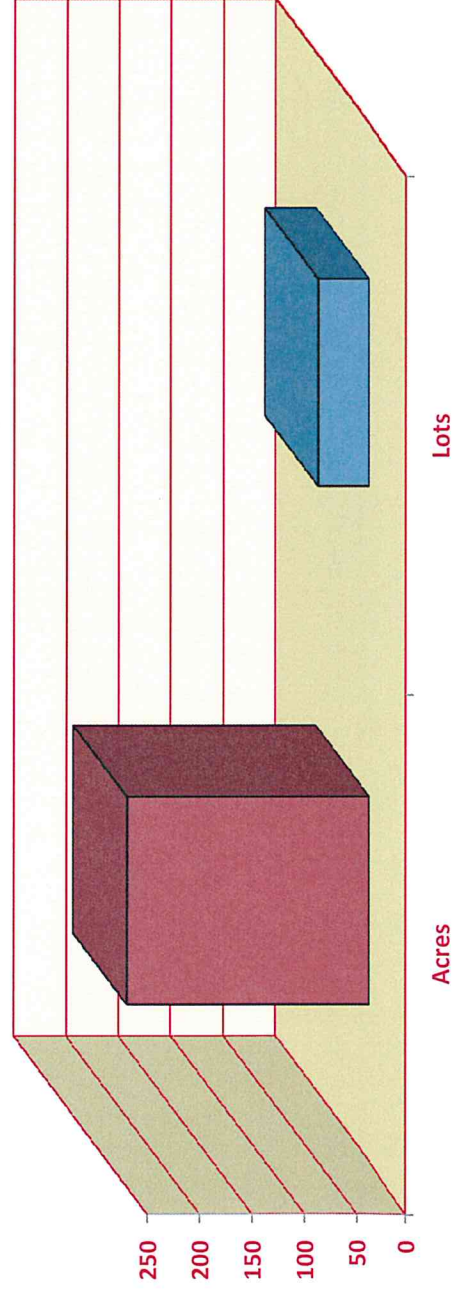
Acres Rezoned



2014 Plats



2015 Plats





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CHIEF ENGINEER
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TO: Boone County Commission

FROM: Stan Shawver
Director of Resource Management

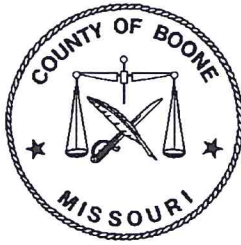
DATE: January 12, 2016

RE: Building Activity for 2015

I have attached a copy of the annual building permit report for 2015. You will also find the same information for 2014, which may be used for comparison.

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

- TOTAL MILES DRIVEN: **75,136 MILES**
- AVERAGE MILES DRIVEN PER DAY: **82 MILES**
- INSPECTIONS PERFORMED: **7,308**
- AVERAGE STRUCTURE VALUE: **\$97,551.39**
- AVERAGE SINGLE FAMILY VALUE: **\$226,737.78**
- NEW HOMES \$250,000.00 or more: **74 (29.8%)**



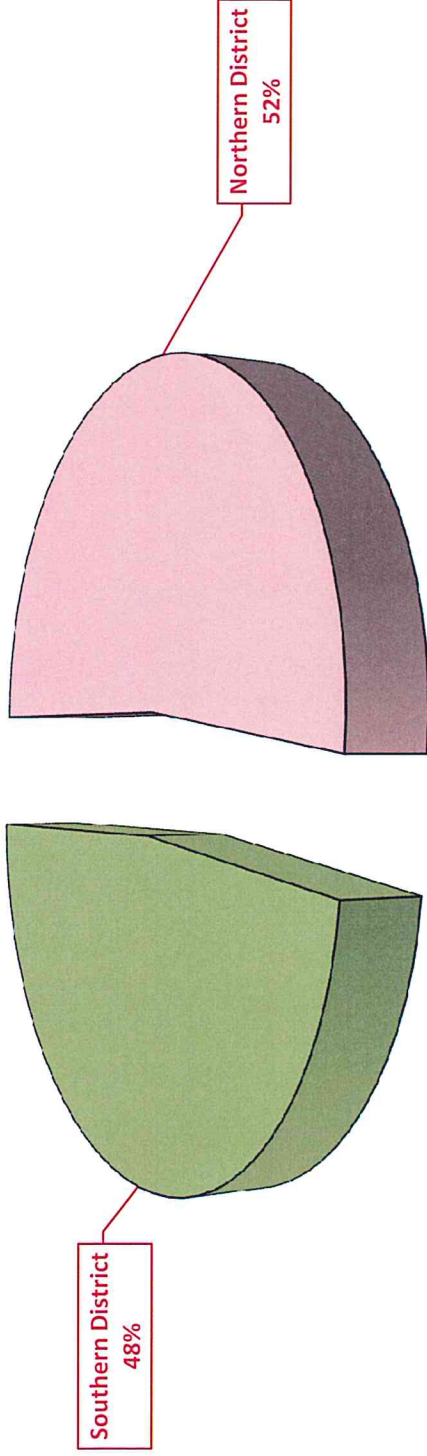
DIRECTOR
STAN SHAWVER

Boone County Planning and Building Inspection

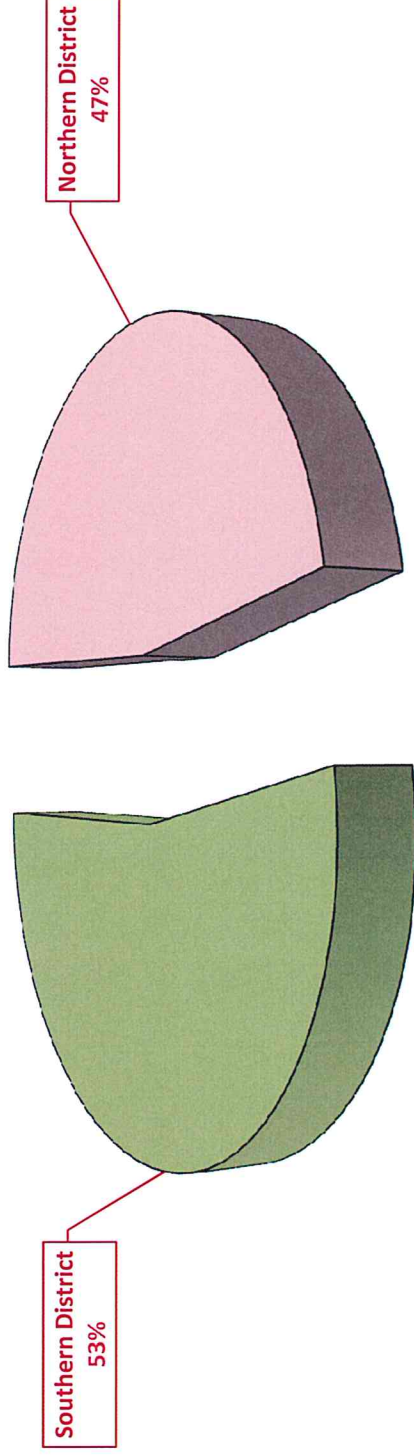
BOONE COUNTY GOVERNMENT CENTER
801 E. WALNUT ROOM 210 COLUMBIA, MO 65201-7730
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2015		BUILDING CONSTRUCTION PERMITS		2015	
STATUS CODE	CONSTRUCTION TYPE	NUMBER	VALUATION		
	RESIDENTIAL				
101	SINGLE FAMILY RESIDENTIAL	248	\$ 56,230,969.00		
102	SINGLE FAMILY ATTACHED	0	\$ -		
103	TWO FAMILY BUILDINGS	2	\$ 230,000.00		
104	THREE AND FOUR FAMILY	4	\$ 350,000.00		
105	FIVE OR MORE FAMILY	0	\$ -		
112	MOBILE HOMES	14	\$ 286,778.00		
114	MODULAR/DOUBLE WIDE	7	\$ 574,000.00		
	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	4	\$ 9,779,558.00		
326	SCHOOL/EDUCATIONAL BLDG	2	\$ 445,000.00		
327	STORES/MERCANTILE BLDG	8	\$ 1,444,100.00		
328	OTHER NONRESIDENTIAL	135	\$ 6,479,323.00		
329	OTHER STRUCTURES	34	\$ 1,420,012.00		
	ADDITIONS/ALTERATIONS				
434	RESIDENTIAL	115	\$ 4,341,664.00		
437	NONRESIDENTIAL	37	\$ 2,960,823.00		
438	RESIDENTIAL GARAGES	54	\$ 1,497,780.00		
	MISCELLANEOUS	238	\$ 916,953.00		
	TOTALS	902	\$ 86,956,960.00		

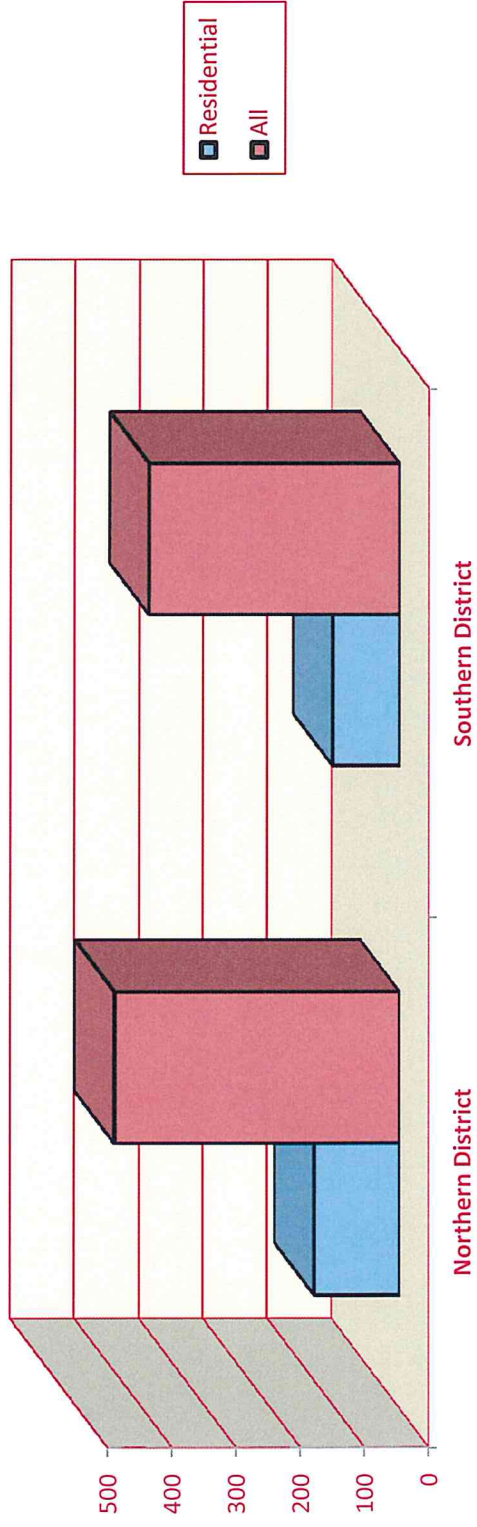
2015 Construction



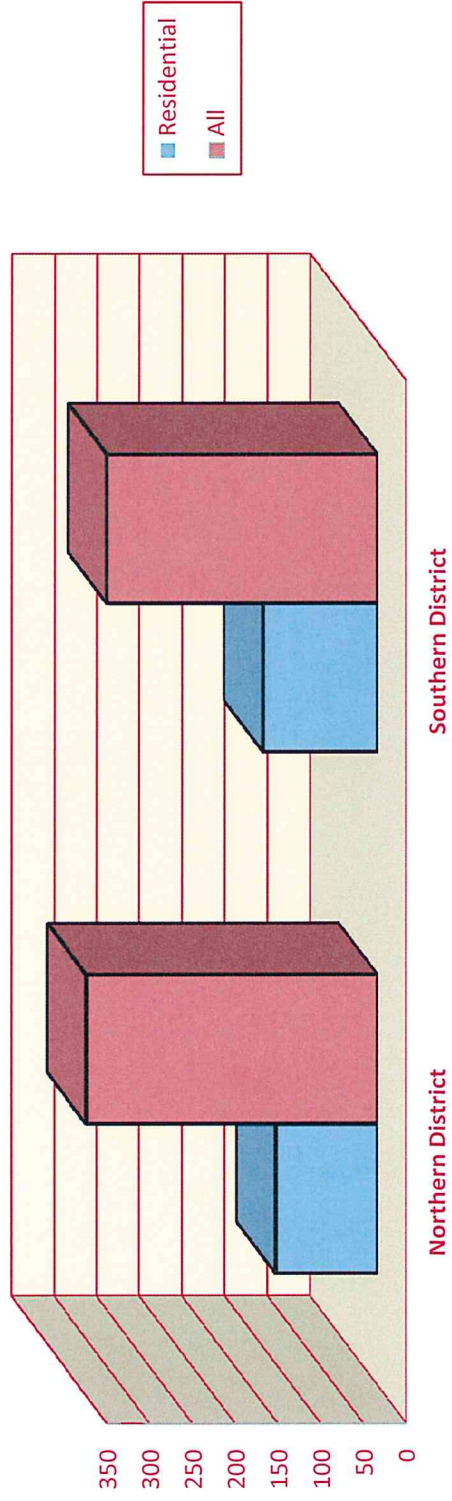
2015 Residential



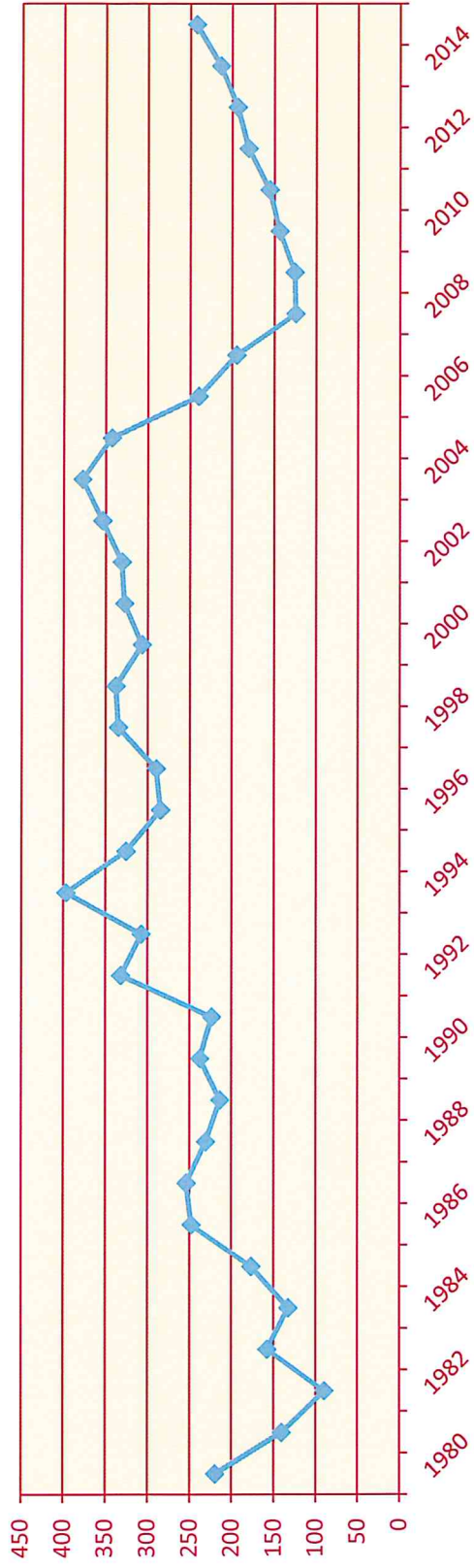
2014 CONSTRUCTION



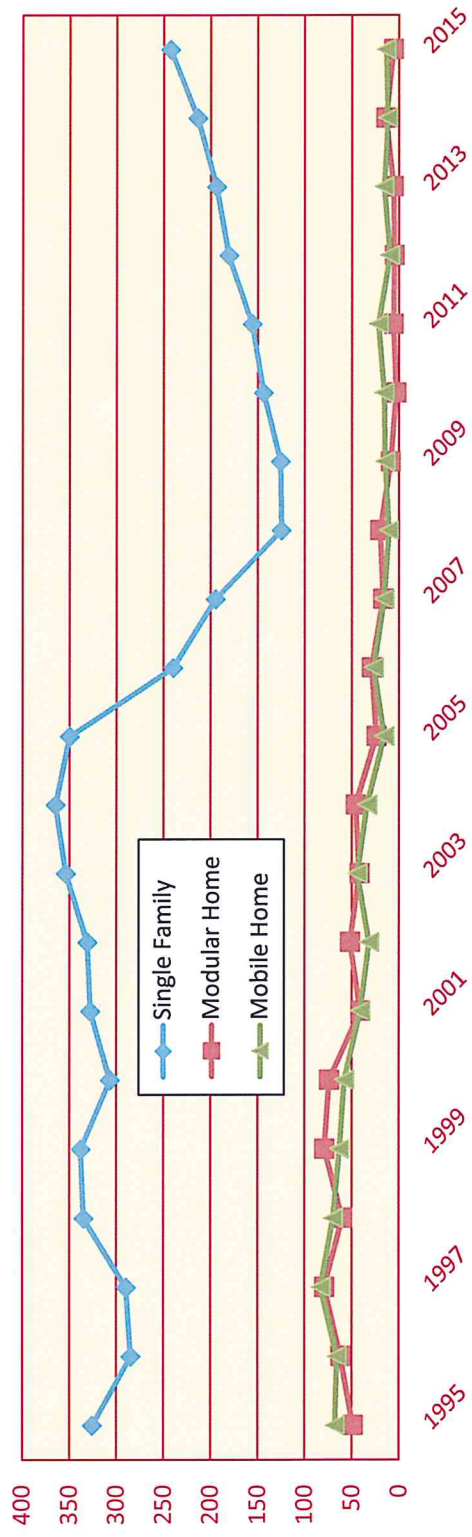
2015 CONSTRUCTION



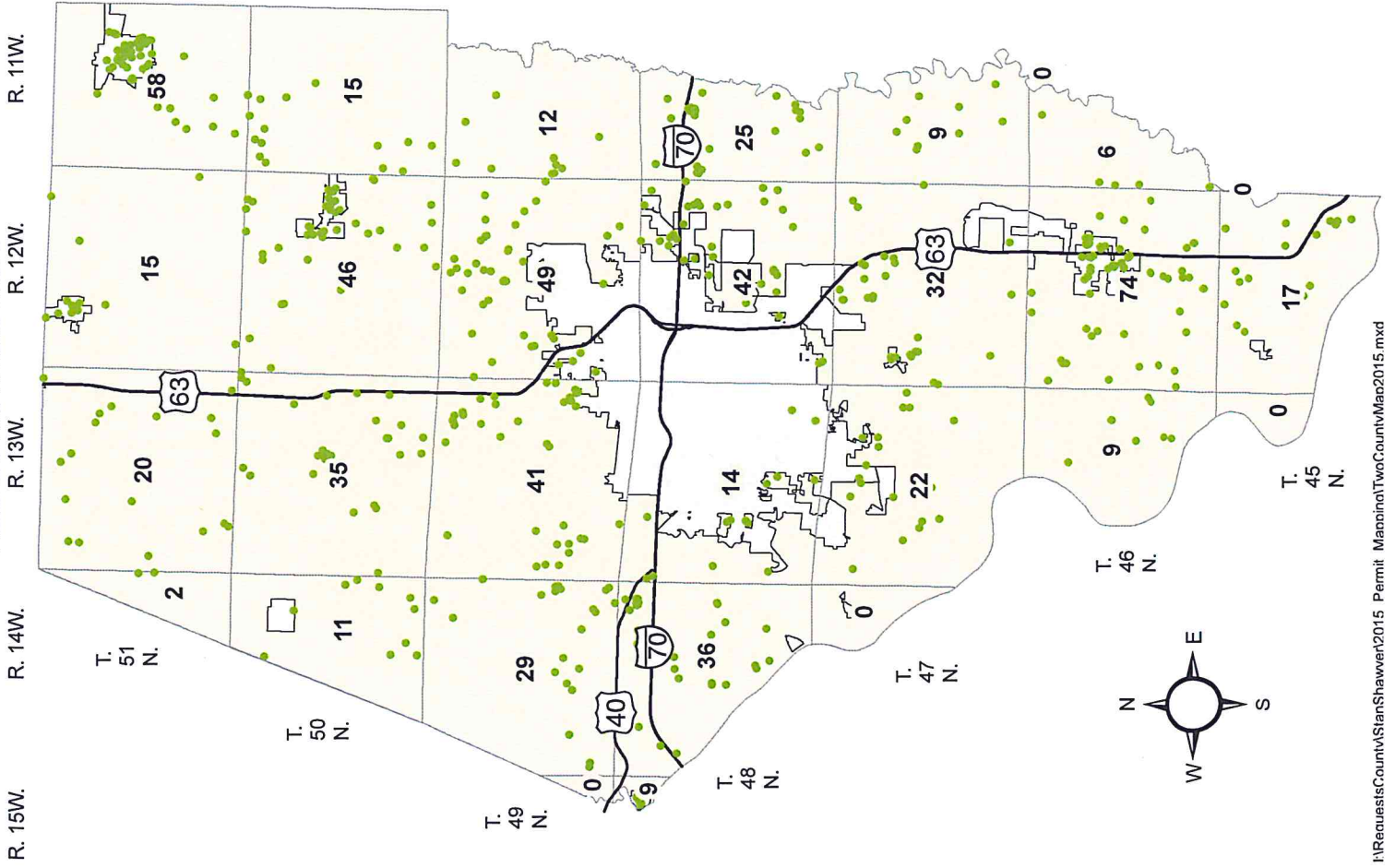
SINGLE FAMILY RESIDENTIAL



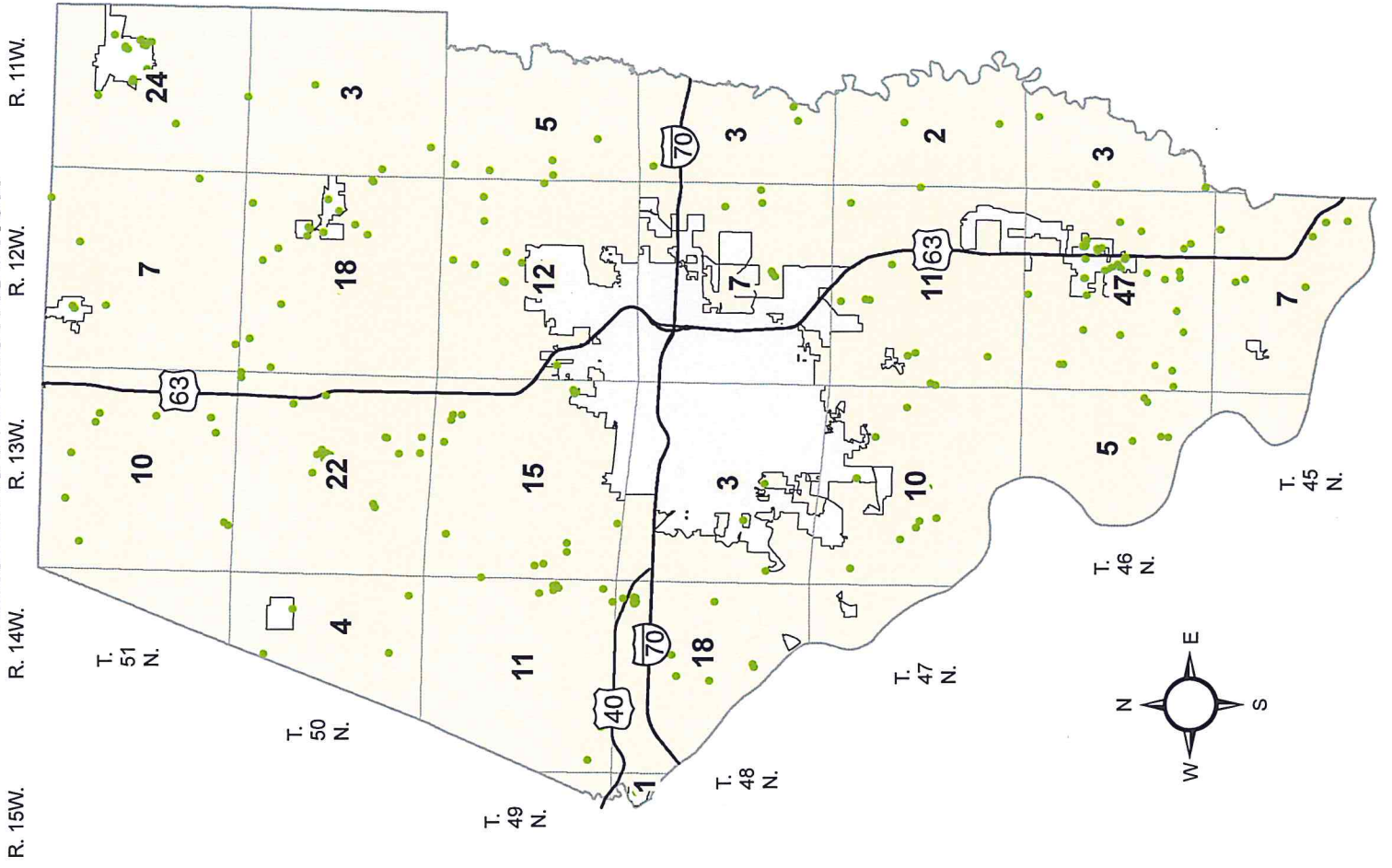
RESIDENTIAL COMPARISON



ALL CONSTRUCTION



RESIDENTIAL CONSTRUCTION





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CHIEF ENGINEER
DERIN CAMPBELL

TO: Boone County Commission

FROM: Stan Shawver
Director of Resource Management

DATE: January 9, 2015

RE: Building Activity for 2014

I have attached a copy of the annual building permit report for 2014. You will also find the same information for 2013, which may be used for comparison.

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

- TOTAL MILES DRIVEN: **68,324 MILES**
- AVERAGE MILES DRIVEN PER DAY: **92 MILES**
- INSPECTIONS PERFORMED: **7,021**
- AVERAGE STRUCTURE VALUE: **\$76,037.64**
- AVERAGE SINGLE FAMILY VALUE: **\$213,734.57**
- NEW HOMES \$250,000.00 or more: **48 (22.3%)**



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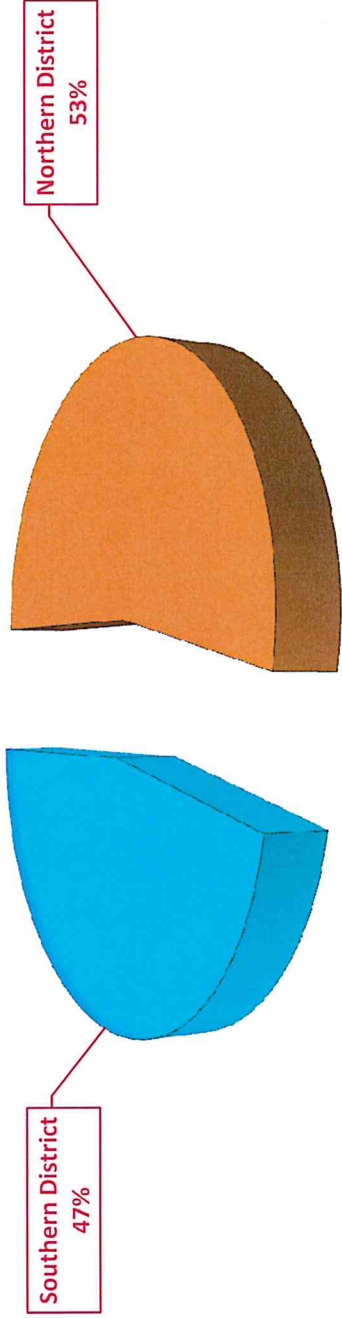
DIRECTOR
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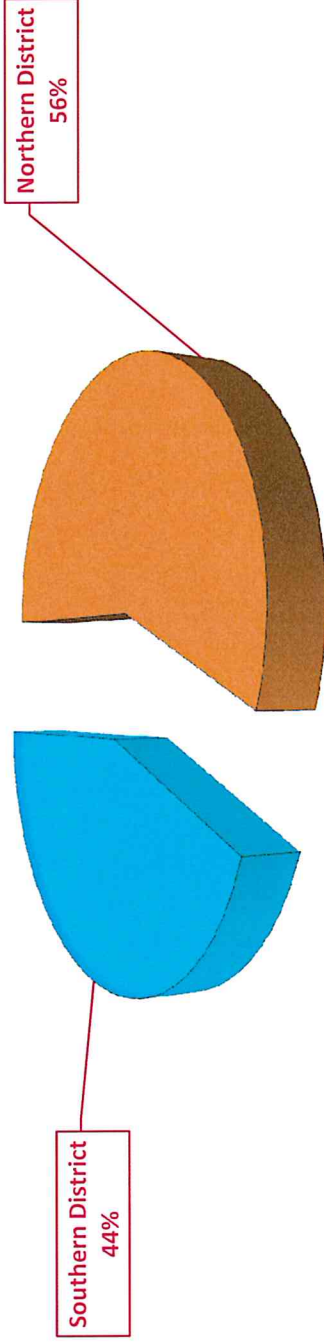
CHIEF ENGINEER
DERIN CAMPBELL

2014		BUILDING CONSTRUCTION PERMITS		2014	
STATUS CODE	CONSTRUCTION TYPE	NUMBER	VALUATION		
	RESIDENTIAL				
101	SINGLE FAMILY RESIDENTIAL	215	\$ 45,952,932.00		
102	SINGLE FAMILY ATTACHED	0	\$ -		
103	TWO FAMILY BUILDINGS	6	\$ 870,000.00		
104	THREE AND FOUR FAMILY	0	\$ -		
105	FIVE OR MORE FAMILY	0	\$ -		
112	MOBILE HOMES	12	\$ 242,395.00		
114	MODULAR/DOUBLE WIDE	14	\$ 717,995.00		
	RES. NONHOUSEKEEPING				
213	HOTELS, MOTELS	0	\$ -		
214	OTHER NON HOUSEKEEPING	0	\$ -		
	NONRESIDENTIAL				
318	AMUSEMENT/RECREATIONAL	1	\$ 175,000.00		
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	0	\$ -		
325	PUBLIC WORKS/UTILITY BLDG	3	\$ 9,000.00		
326	SCHOOL/EDUCATIONAL BLDG	0	\$ -		
327	STORES/MERCANTILE BLDG	2	\$ 330,000.00		
328	OTHER NONRESIDENTIAL	116	\$ 2,212,169.00		
329	OTHER STRUCTURES	35	\$ 1,366,910.00		
	ADDITIONS/ALTERATIONS				
434	RESIDENTIAL	131	\$ 4,180,523.00		
437	NONRESIDENTIAL	52	\$ 8,155,898.00		
438	RESIDENTIAL GARAGES	55	\$ 1,497,780.00		
	MISCELLANEOUS	243	\$ 738,692.00		
	TOTALS	886	\$ 66,699,294.00		

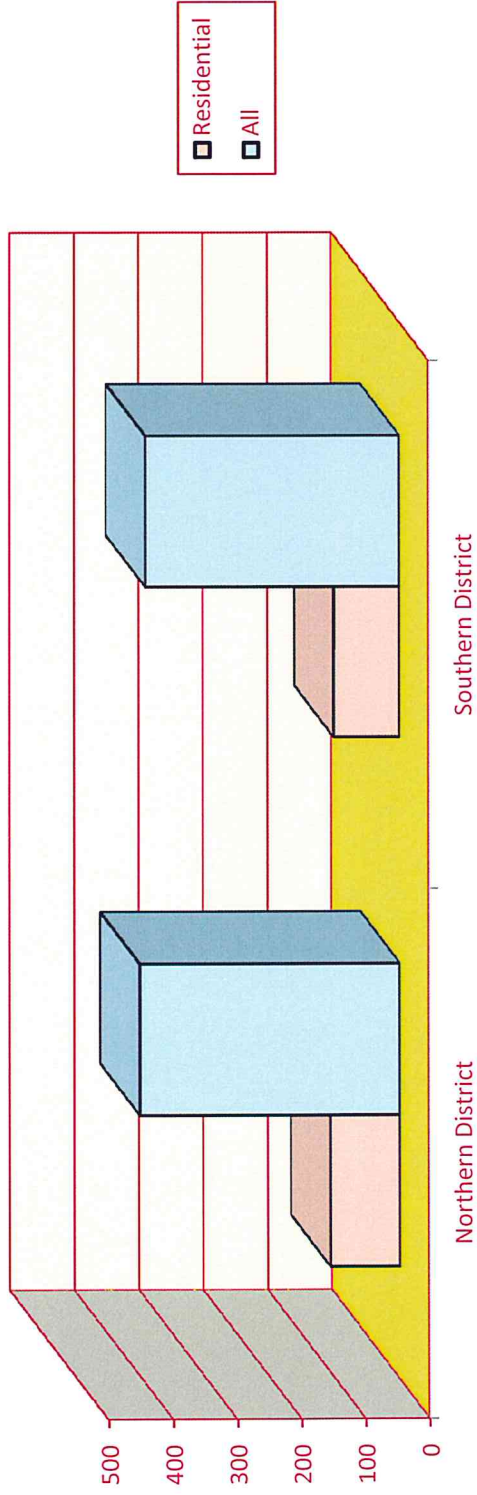
2014 Construction



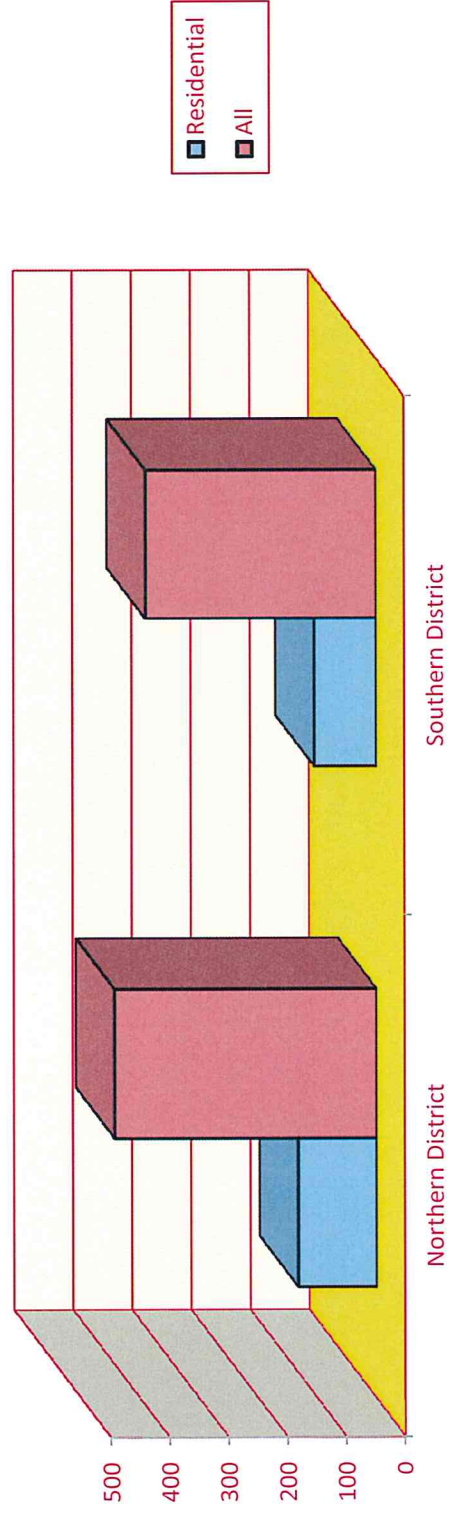
2014 Residential



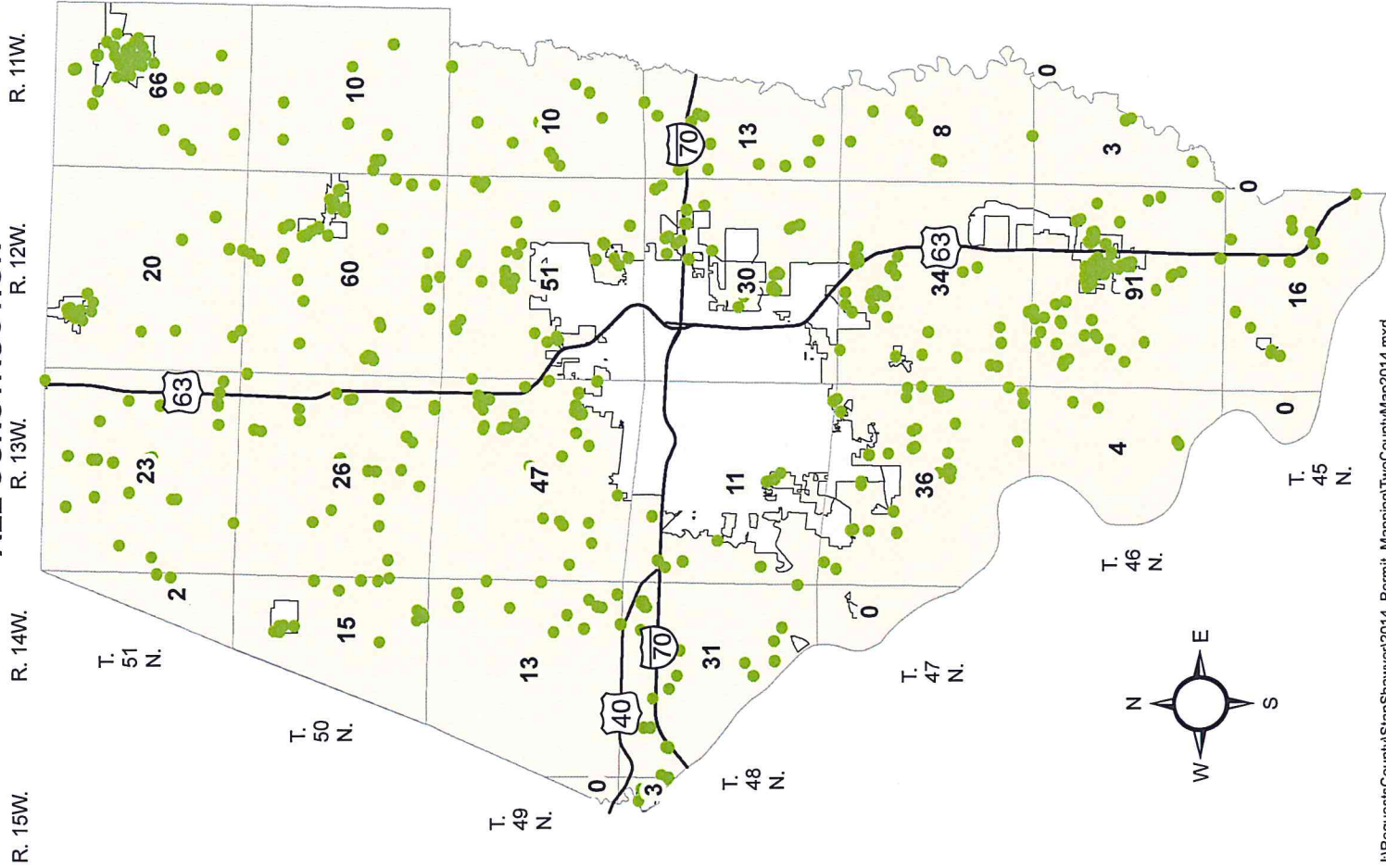
2013 CONSTRUCTION



2014 CONSTRUCTION



ALL CONSTRUCTION



RESIDENTIAL CONSTRUCTION

