



**RESOURCE MANAGEMENT  
PLANNING & INSPECTIONS  
ANNUAL REPORT  
2016**

**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

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TO: Boone County Commission

FROM: Stan Shawver  
Director of Resource Management

DATE: December 27, 2016

RE: Report of Activity - 2016

During the past year, the Resource Management Department processed 14 requests to rezone land. Eleven of the requests were considered by the County Commission and 10 were subsequently approved.

The requests that received approval totaled **313.05** acres of land. The largest tract that was approved involved rezoning land with several zoning classifications (REC/RM/RS/AR) to A-1 (Agriculture). That request was for 106 acres of land.

### Rezoning by category (approved):

A-1 to A-1P	20.00 acres	REC to A-2	14.00 acres
A-2 to A-2P	129.19 acres	A-2 to R-S	37.62 acres
A-2 to M-LP	6.24 acres	REC/RM/RS/AR to A-1	106.00 acres

**TOTAL: 313.05 ACRES**

The Commission also received 3 requests for conditional use permits, all of which were approved.

During 2016, the Planning and Zoning Commission approved 31 final plats comprising 492.17 acres, divided into 104 lots. There were 5 preliminary plats that comprised 193 lots on 177 acres. In addition, the Planning Division processed 50 Administrative Surveys, 16 Family Transfer requests, 24 land disturbance permits, 8 stormwater discharge permits and 16 floodplain development permits.

## FIVE YEAR COMPARISON

### 2016 – 313.05 acres rezoned

14 Rezoning Requests	3 Conditional Use Permits
10 Approved	3 Approved

### 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

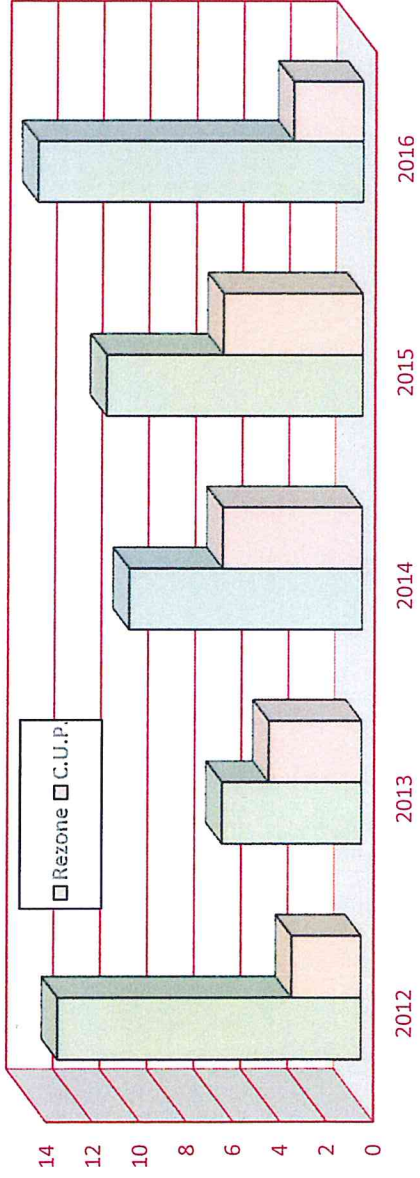
6 Rezoning Requests	4 Conditional Use Permits
5 Approved	4 Approved

### 2012 – 156.16 acres rezoned

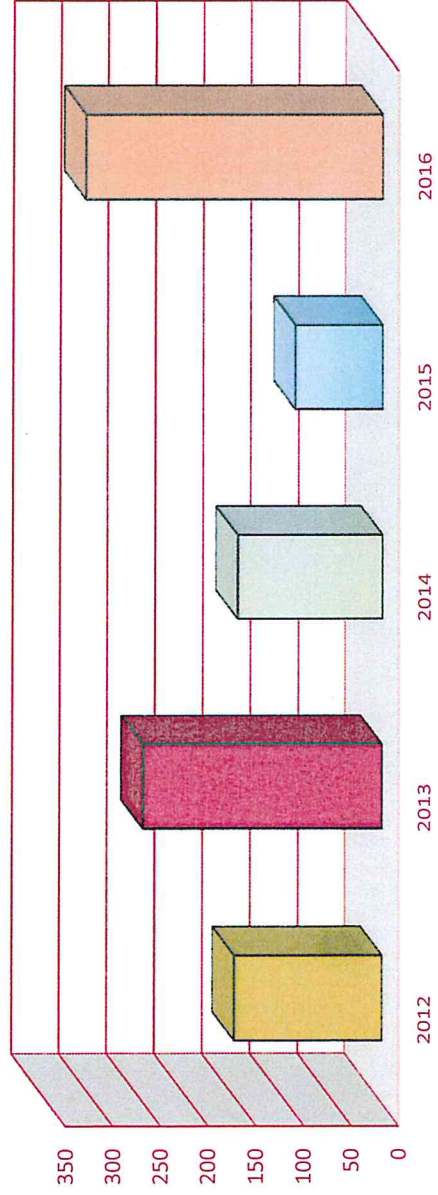
13 Rezoning Requests	3 Conditional Use Permits
11 Approved	3 Approved

*5 Year Total – 967.91 Acres Rezoned*

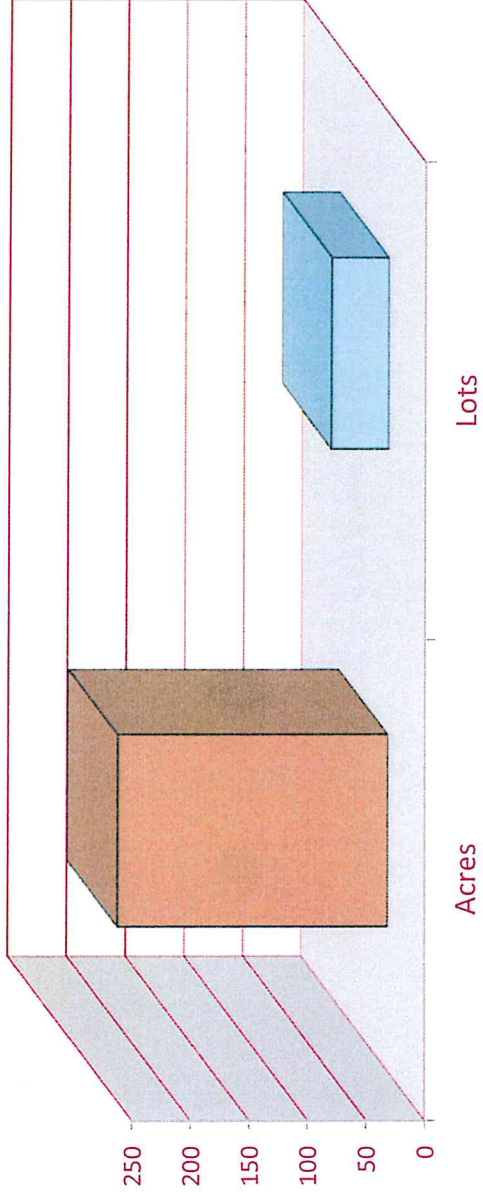
### Zoning Activity



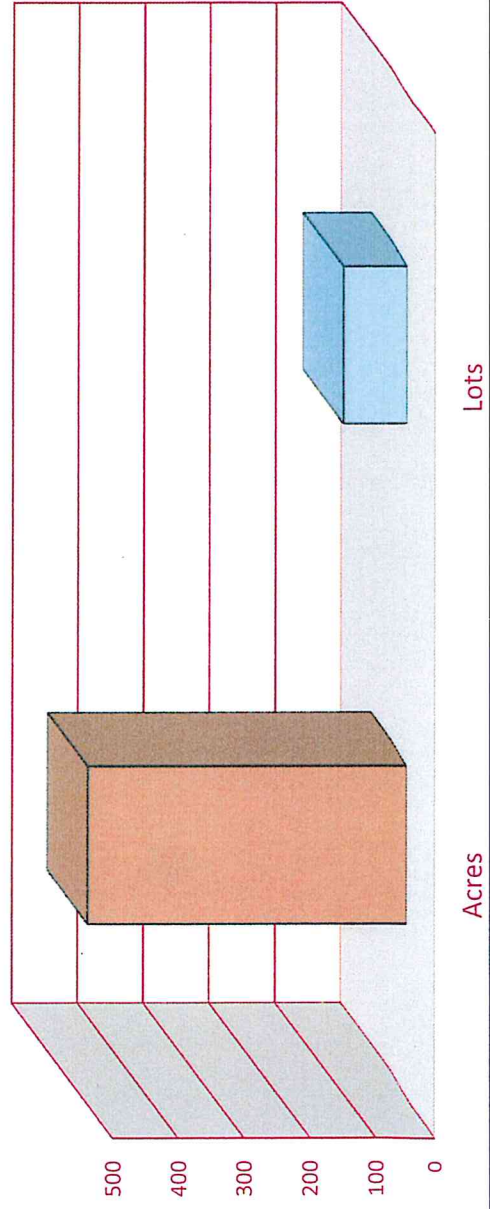
### Acres Rezoned



# 2015 Plats



# 2016 Plats





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TO: Boone County Commission

FROM: Stan Shawver  
Director of Resource Management

DATE: December 27, 2016

RE: Building Activity for 2016

I have attached a copy of the annual building permit report for 2016. You will also find the same information for 2015, which may be used for comparison.

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

- TOTAL MILES DRIVEN: **78,932 MILES**
- AVERAGE MILES DRIVEN PER DAY: **86 MILES**
- INSPECTIONS PERFORMED: **7,843**
- AVERAGE STRUCTURE VALUE: **\$142,886.09**
- AVERAGE SINGLE FAMILY VALUE: **\$238,841.91**
- NEW HOMES \$250,000.00 or more: **73 (25 %)**



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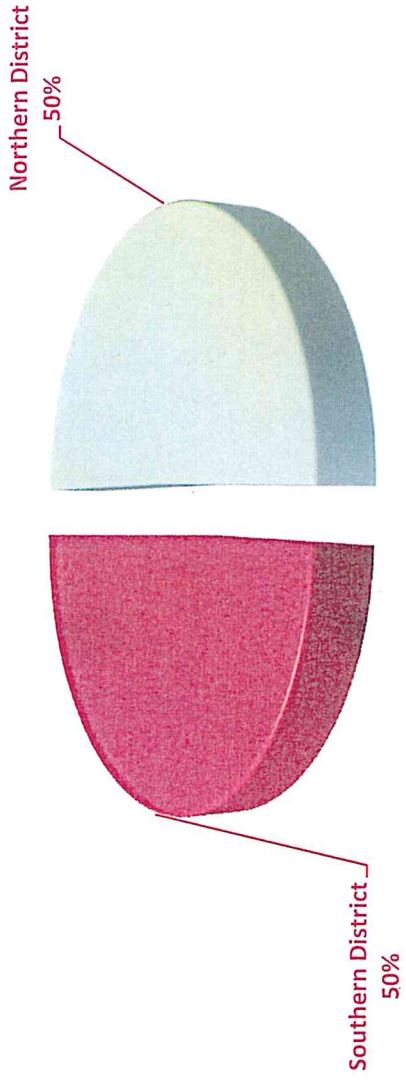
DIRECTOR  
STAN SHAWVER

PLANNING - INSPECTIONS - ENGINEERING

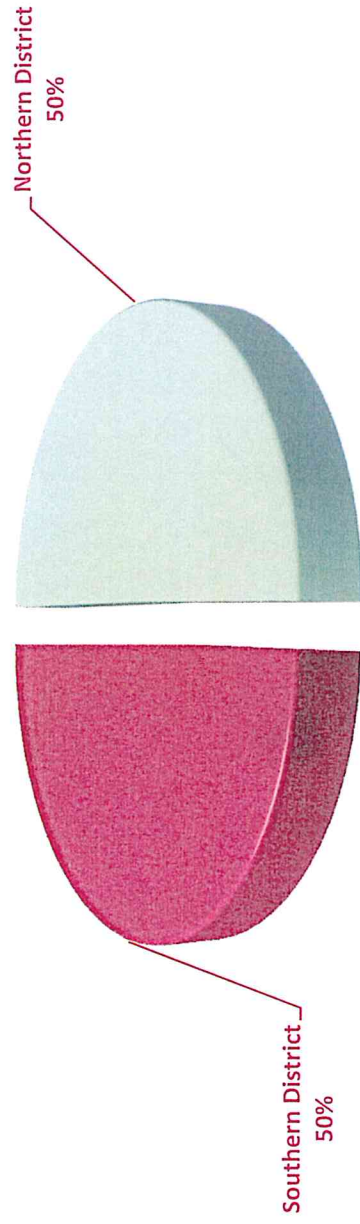
CHIEF ENGINEER  
DERIN CAMPBELL

2016		BUILDING CONSTRUCTION PERMITS		2016	
STATUS CODE	CONSTRUCTION TYPE	NUMBER	VALUATION		
RESIDENTIAL					
101	SINGLE FAMILY RESIDENTIAL	291	\$	69,502,995.00	
102	SINGLE FAMILY ATTACHED	5	\$	752,862.00	
103	TWO FAMILY BUILDINGS	1	\$	175,000.00	
104	THREE AND FOUR FAMILY	0	\$	-	
105	FIVE OR MORE FAMILY	0	\$	-	
112	MOBILE HOMES	8	\$	174,500.00	
114	MODULAR/DOUBLE WIDE	8	\$	465,000.00	
RES. NONHOUSEKEEPING					
213	HOTELS, MOTELS	0	\$	-	
214	OTHER NON HOUSEKEEPING	0	\$	-	
NONRESIDENTIAL					
318	AMUSEMENT/RECREATIONAL	0	\$	-	
319	CHURCHES/RELIGIOUS BLDG.	1	\$	160,000.00	
320	INDUSTRIAL BLDG.	0	\$	-	
321	PUBLIC GARAGES	0	\$	-	
322	SERVICE STATIONS	0	\$	-	
323	HOSPITALS/INSTITUTES	0	\$	-	
324	OFFICE/PROFESSIONAL BLDG	2	\$	850,000.00	
325	PUBLIC WORKS/UTILITY BLDG	0	\$	-	
326	SCHOOL/EDUCATIONAL BLDG	0	\$	-	
327	STORES/MERCANTILE BLDG	3	\$	1,103,745.00	
328	OTHER NONRESIDENTIAL	110	\$	4,000,661.00	
329	OTHER STRUCTURES	28	\$	2,055,900.00	
ADDITIONS/ALTERATIONS					
434	RESIDENTIAL	142	\$	4,976,840.00	
437	NONRESIDENTIAL	53	\$	12,439,909.00	
438	RESIDENTIAL GARAGES	70	\$	2,013,988.00	
MISCELLANEOUS					
		263	\$	1,100,083.00	
TOTALS		985	\$	99,771,483.00	

## 2016 CONSTRUCTION

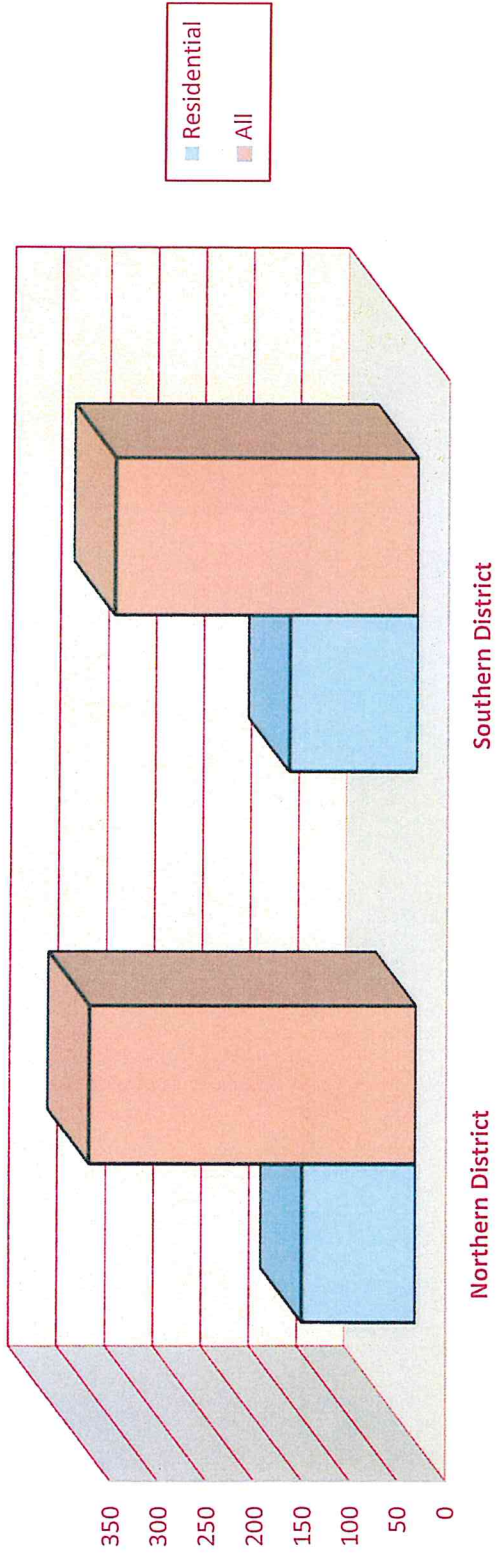


## 2016 RESIDENTIAL

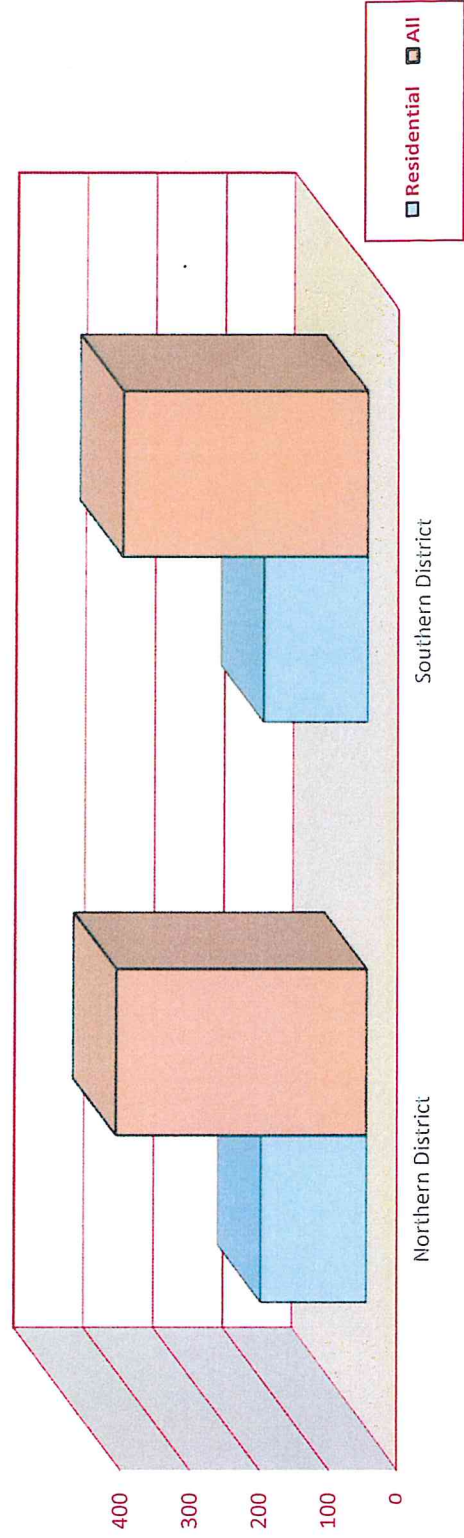




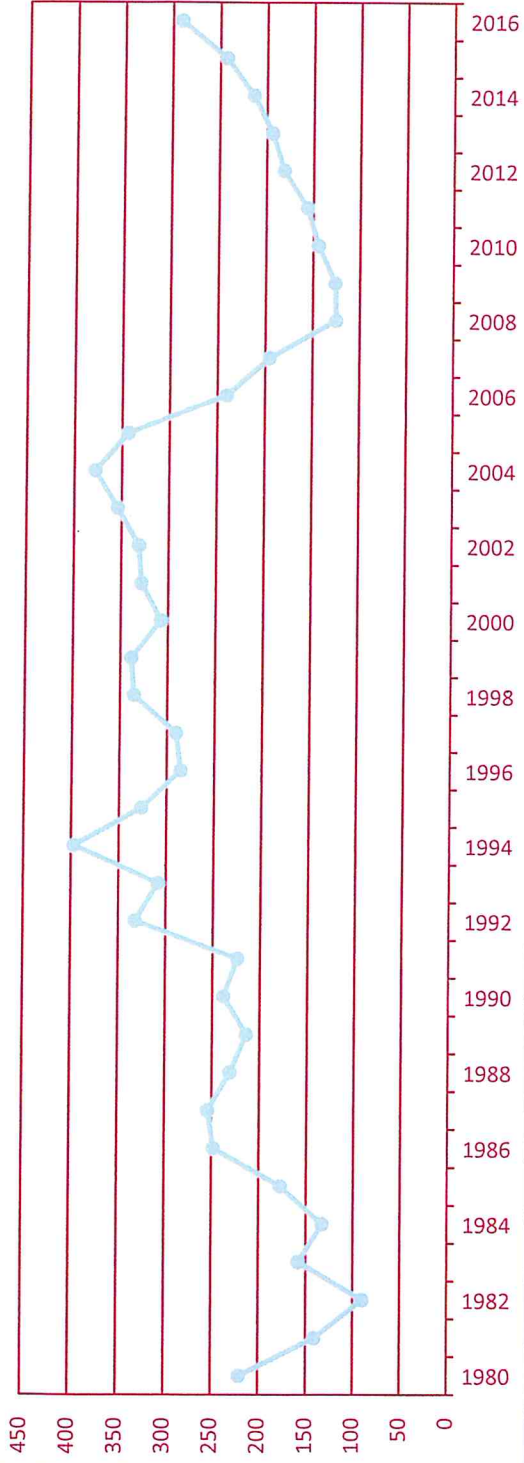
# 2015 CONSTRUCTION



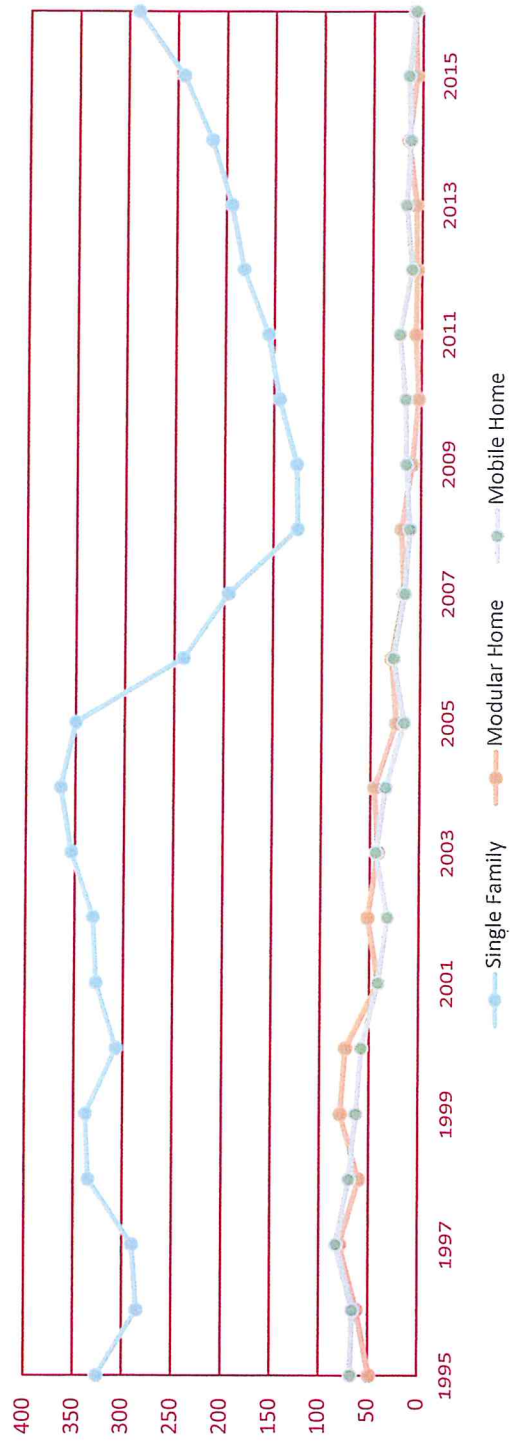
# 2016 CONSTRUCTION



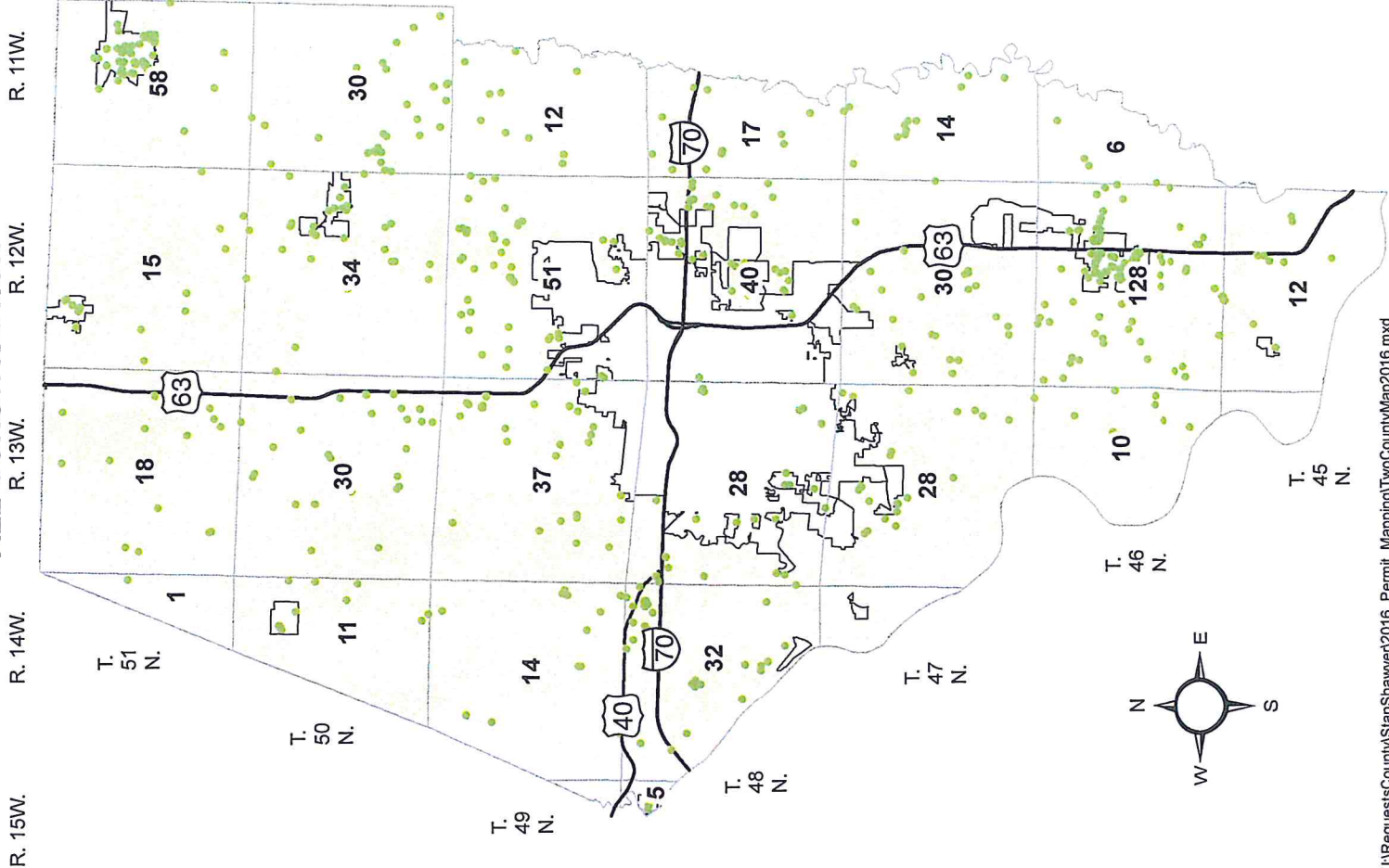
### SINGLE FAMILY RESIDENTIAL



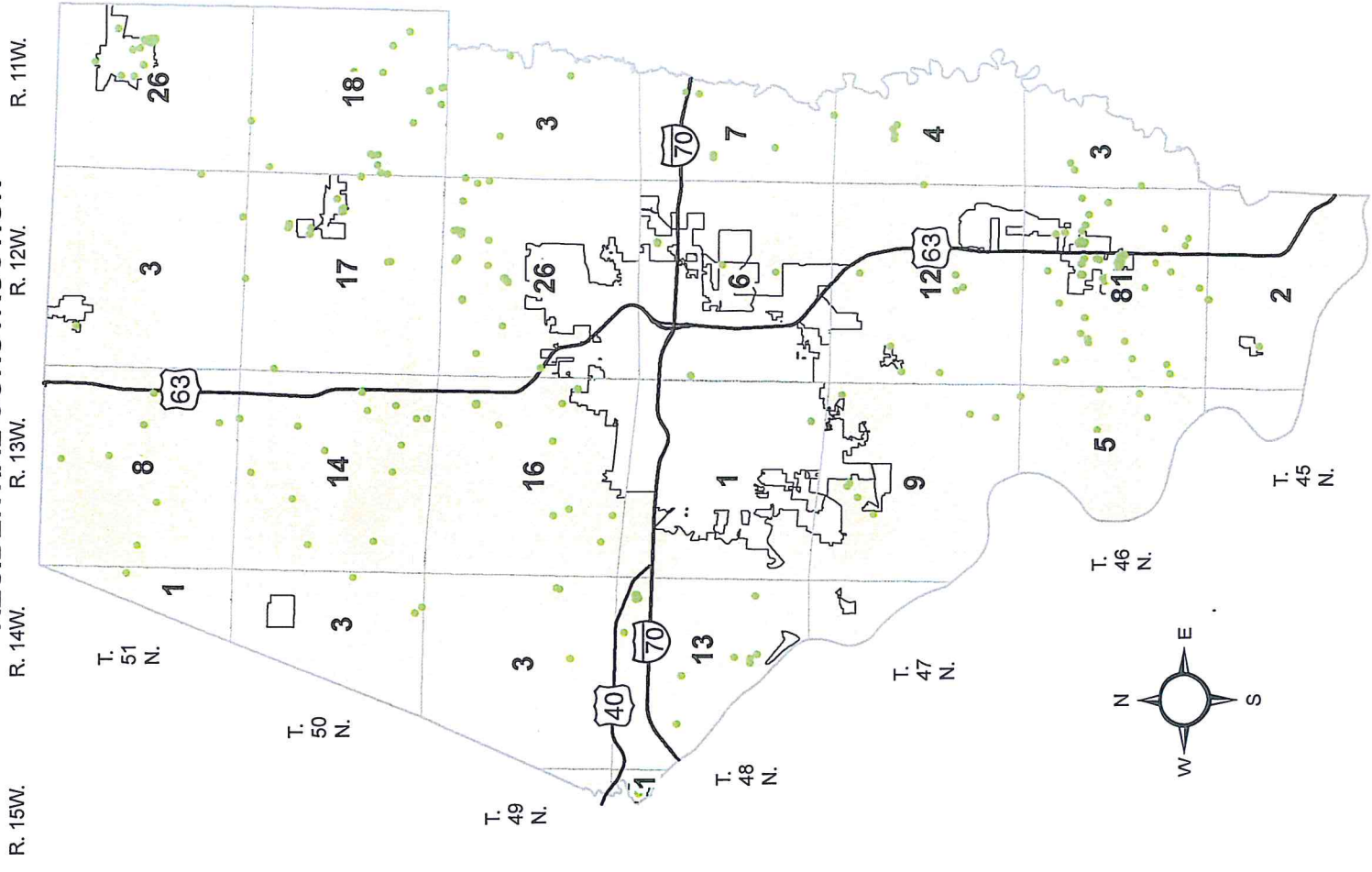
### RESIDENTIAL COMPARISON



# ALL CONSTRUCTION



# RESIDENTIAL CONSTRUCTION





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TO: Boone County Commission

FROM: Stan Shawver  
Director of Resource Management

DATE: January 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%)**



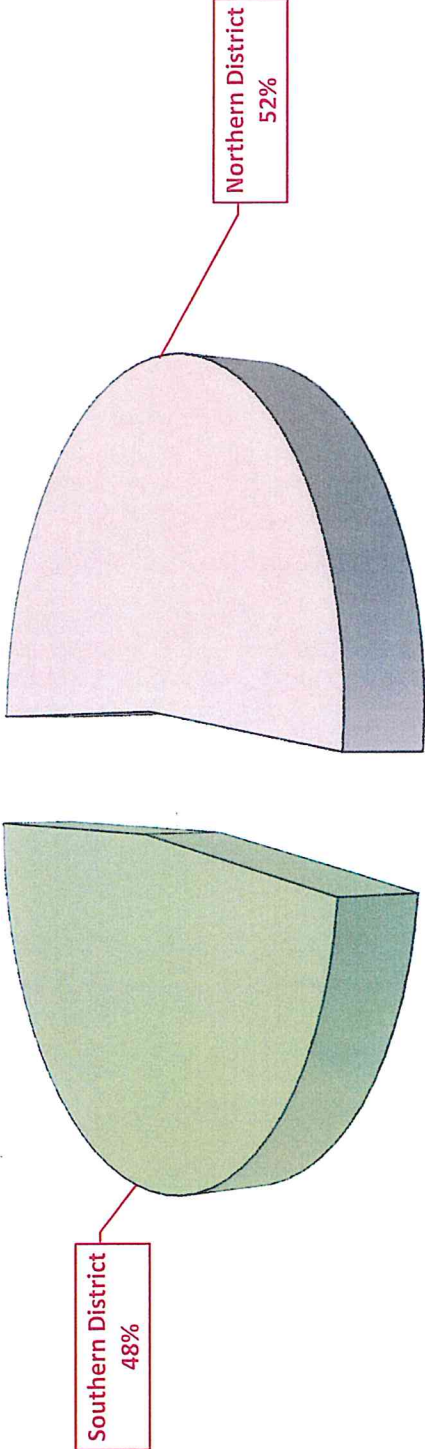
DIRECTOR  
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# Boone County Planning and Building Inspection

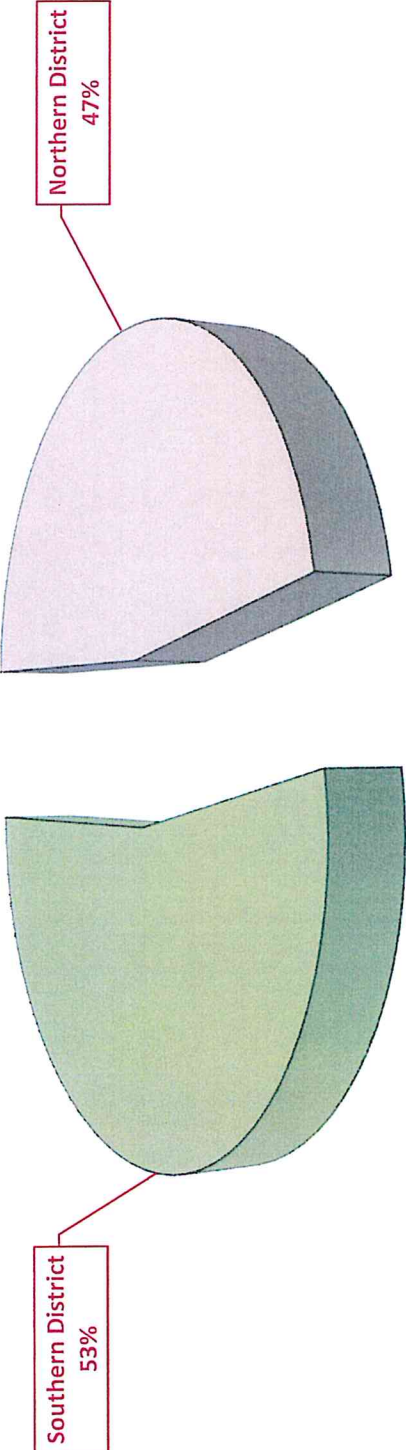
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2015		BUILDING CONSTRUCTION PERMITS		2015	
STATUS CODE	CONSTRUCTION TYPE	NUMBER	VALUATION		
	RESIDENTIAL				
101	SINGLE FAMILY RESIDENTIAL	248	\$	56,230,969.00	
102	SINGLE FAMILY ATTACHED	0	\$	-	
103	TWO FAMILY BUILDINGS	2	\$	230,000.00	
104	THREE 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

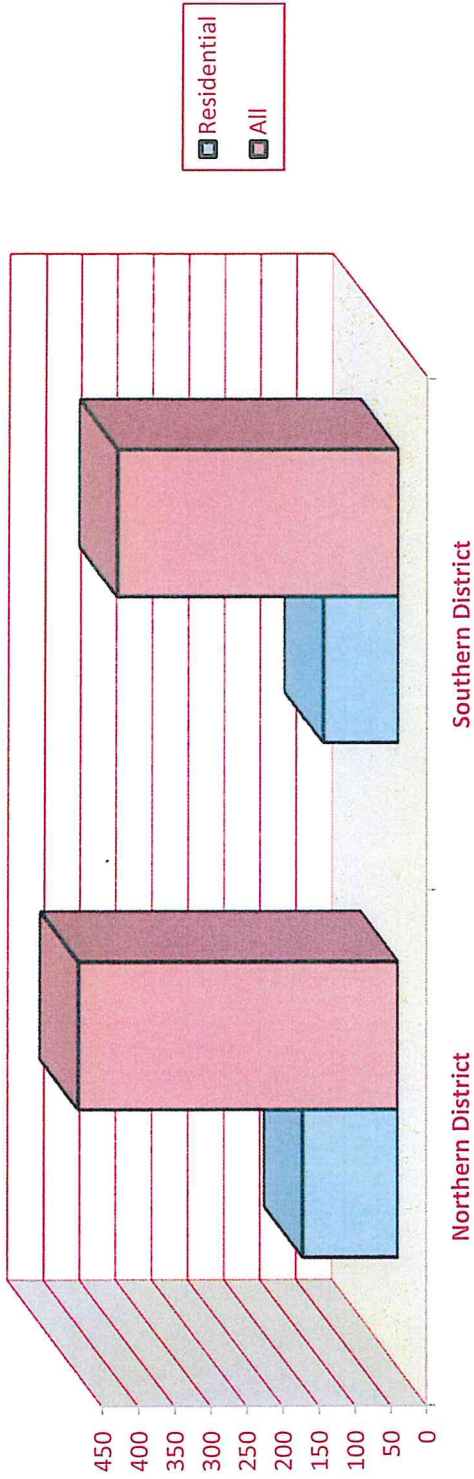
# 2015 Construction



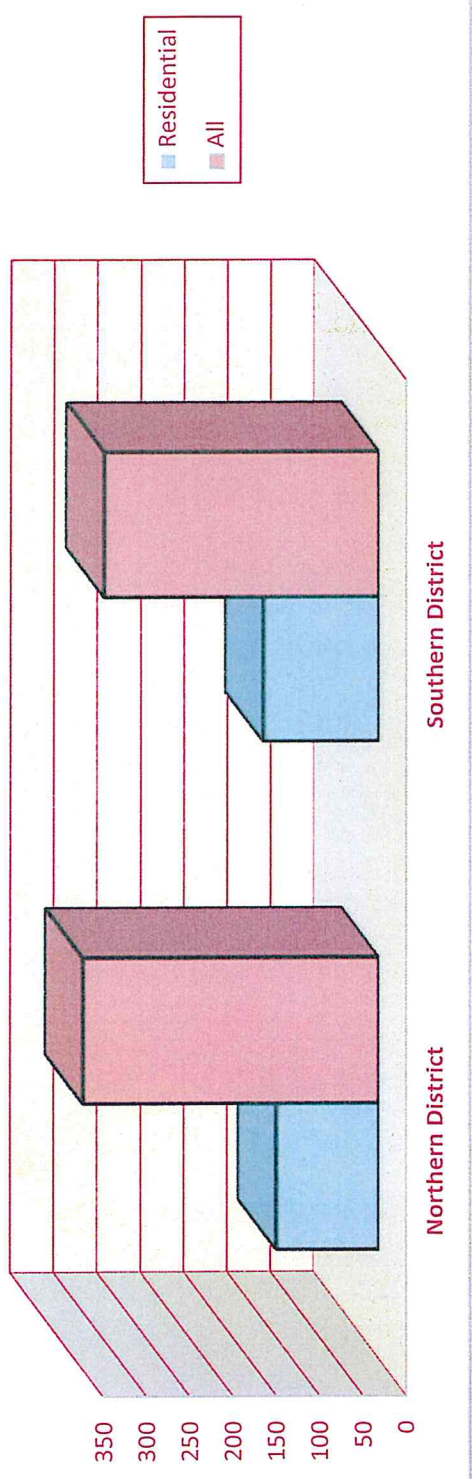
# 2015 Residential



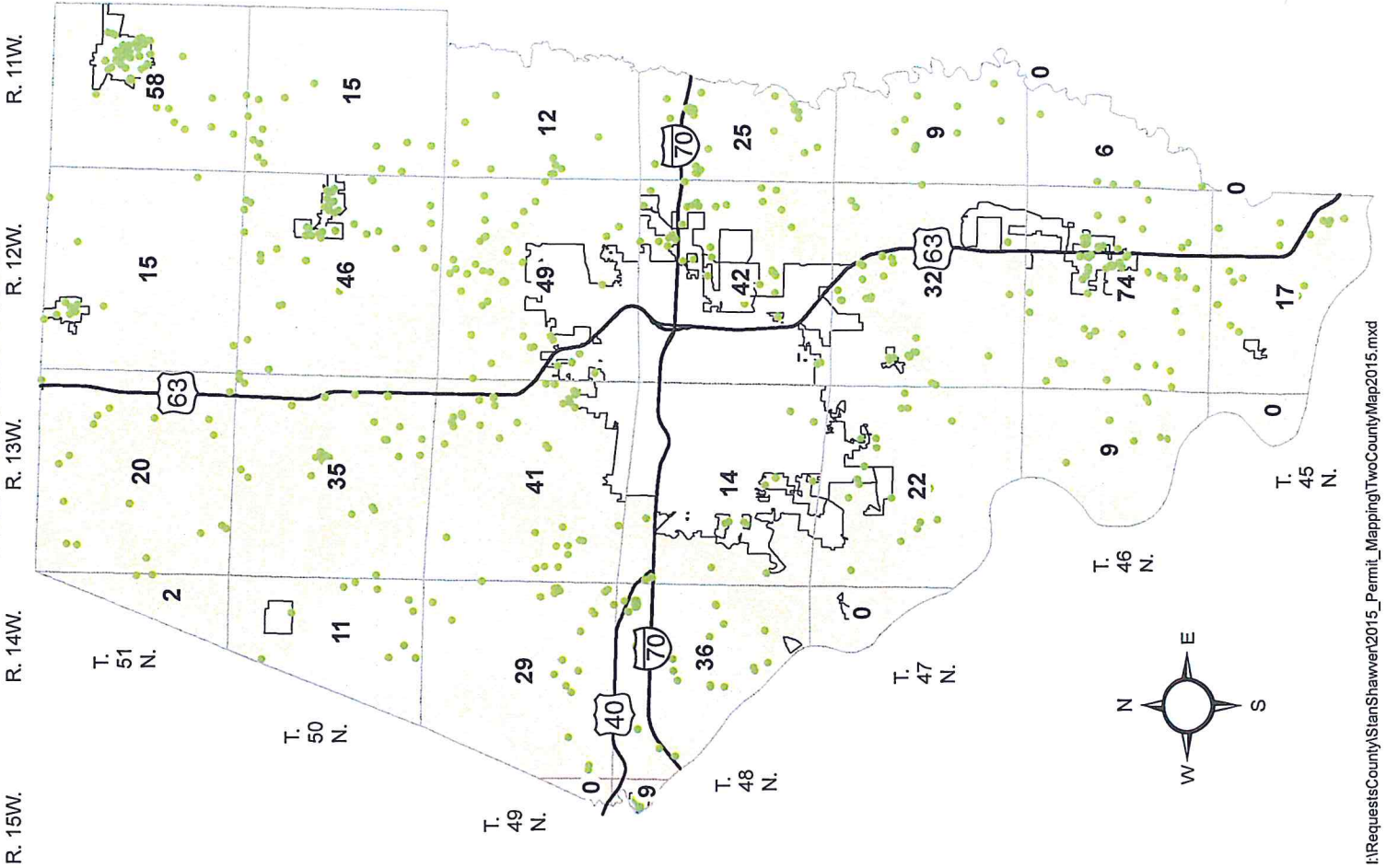
# 2014 CONSTRUCTION



# 2015 CONSTRUCTION



# ALL CONSTRUCTION



# RESIDENTIAL CONSTRUCTION

