



**RESOURCE MANAGEMENT
PLANNING & INSPECTIONS
ANNUAL REPORT
2017**

**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
JEFF MCCANN

TO: Boone County Commission

FROM: Stan Shawver
Director of Resource Management

DATE: January 9, 2018

RE: Report of Activity - 2017

During the past year, the Resource Management Department processed 22 requests to rezone land. Nineteen of the requests were considered by the County Commission and 17 were subsequently approved.

The requests that received approval totaled **300.61** acres of land. The largest tract that was approved involved rezoning land zoned A-2 (Agriculture) to R-SP (Planned Residential). That request was for 38 acres of land.

The Commission also received 6 requests for conditional use permits, 5 were approved.

During 2017, the Planning and Zoning Commission approved 39 final plats comprising 595.86 acres, divided into 230 lots. There were 8 preliminary plats that comprised 260 lots on 483.3 acres. In addition, the Planning Division processed 53 Administrative Surveys, 36 surveys (larger than 20 acres), 12 Family Transfer requests, 22 land disturbance permits, 11 stormwater discharge permits and 23 floodplain development permits.

The Zoning Board of Adjustment considered 12 variance requests. Four requests were for variances from the Subdivision Regulations that were all approved. The other eight requests were for variances from the Zoning Regulations. Five of those variances were granted by the Board of Adjustment.

FIVE YEAR COMPARISON

2017- 300.61 acres rezoned

22 Rezoning Requests 6 Conditional Use Permits
17 Approved 5 Approved

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

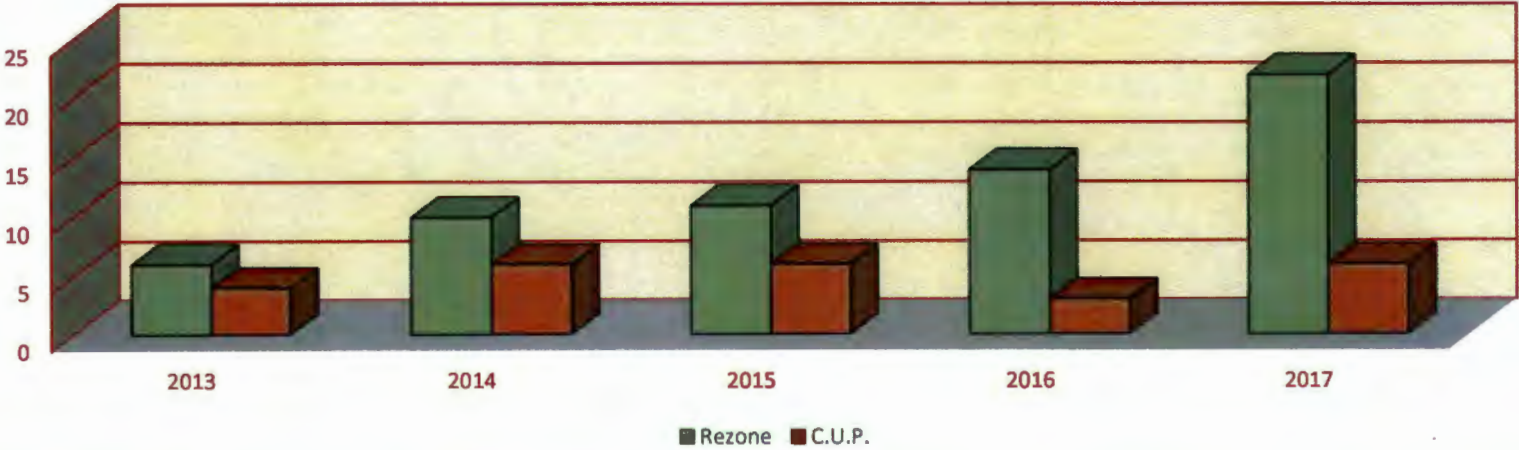
9 Rezoning Requests 6 Conditional Use Permits
8 Approved 6 Approved

2013 – 252.17 acres rezoned

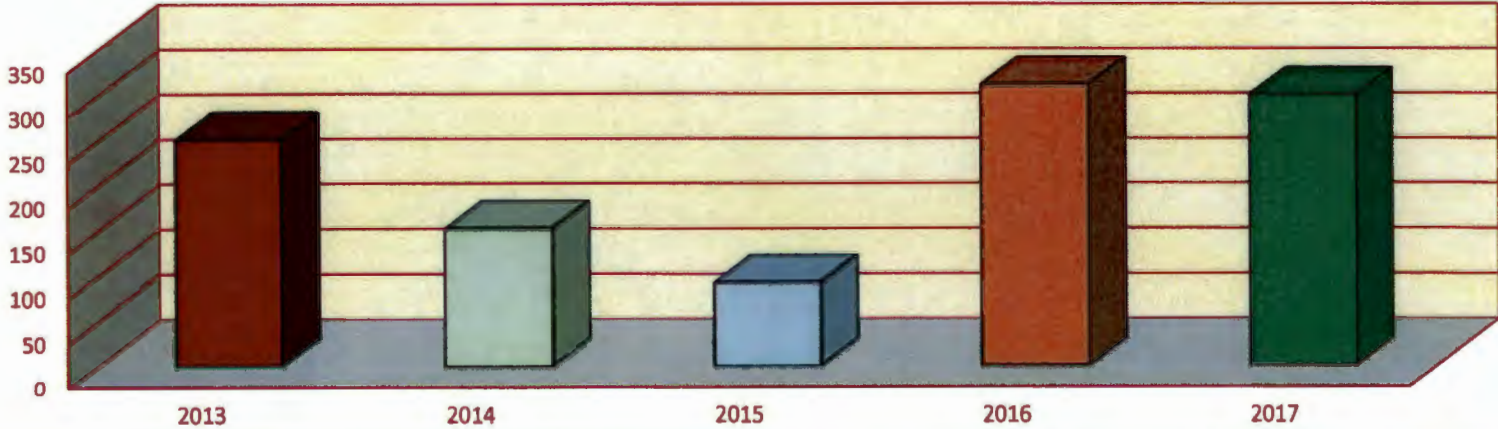
6 Rezoning Requests 4 Conditional Use Permits
5 Approved 4 Approved

5 Year Total – 1,112.36 Acres Rezoned

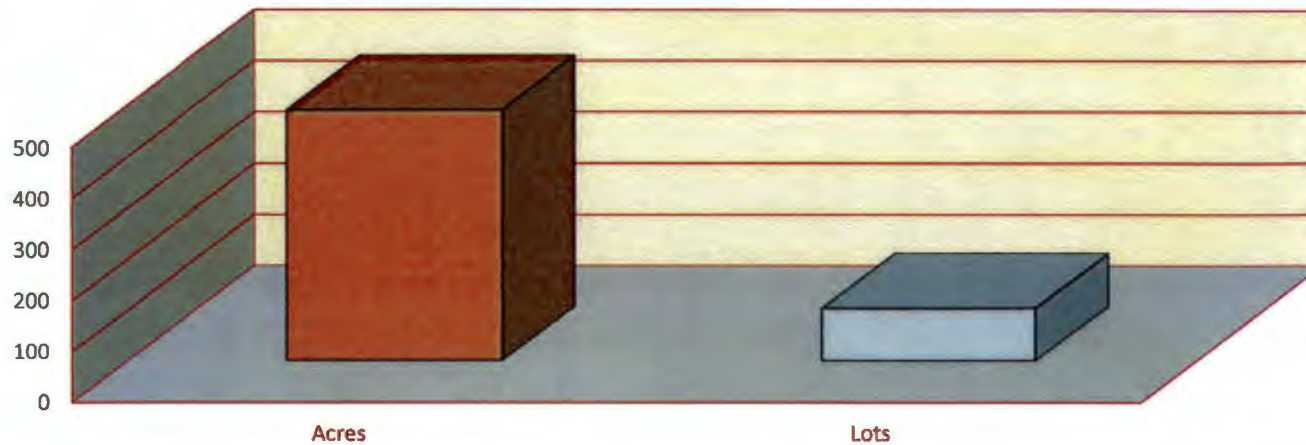
ZONING ACTIVITY



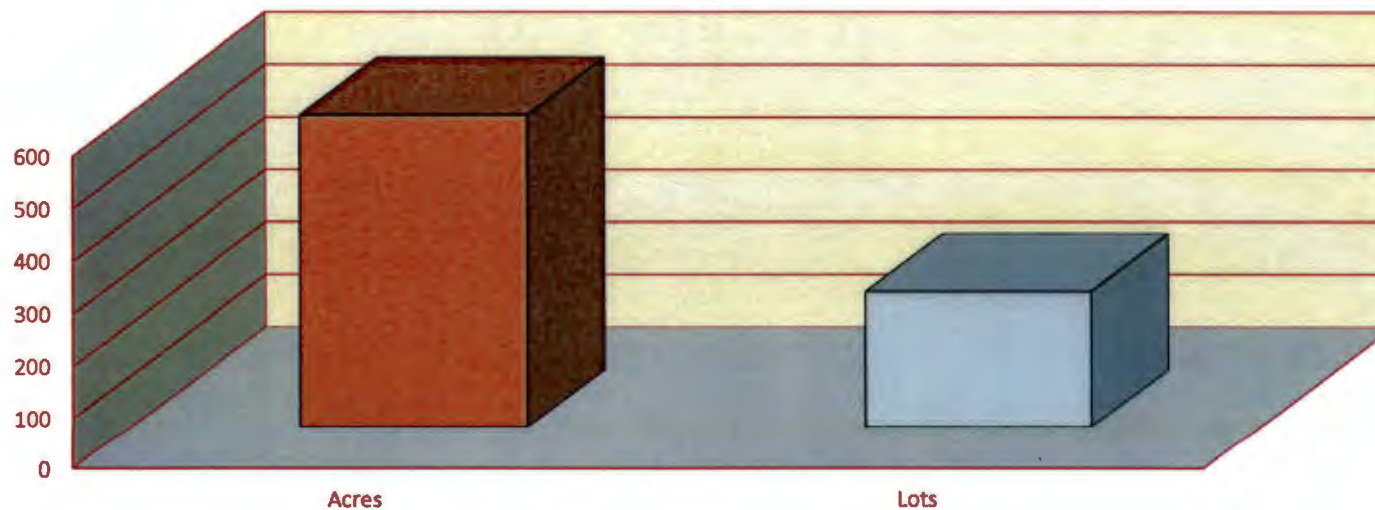
Acres Rezoned



2016 Plats



2017 Plats





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PLANNING - INSPECTIONS - ENGINEERING

CHIEF ENGINEER
JEFF MCCANN

TO: Boone County Commission

FROM: Stan Shawver
Director of Resource Management

DATE: January 9, 2018

RE: Building Activity for 2017

I have attached a copy of the annual building permit report for 2017. You will also find the same information for 2016, which may be used for comparison.

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

- TOTAL MILES DRIVEN: **81,438 MILES**
- AVERAGE MILES DRIVEN PER DAY: **90 MILES**
- INSPECTIONS PERFORMED: **8,962**
- AVERAGE STRUCTURE VALUE: **\$120,909.37**
- AVERAGE SINGLE FAMILY VALUE: **\$213,070.08**
- NEW HOMES \$250,000.00 or more: **94 (26 %)**



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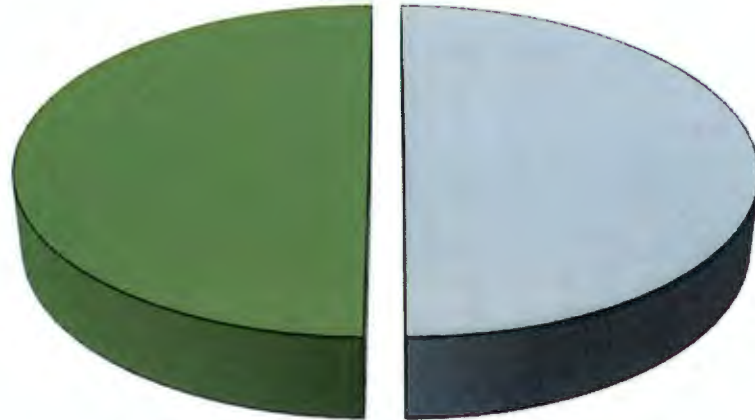
DIRECTOR
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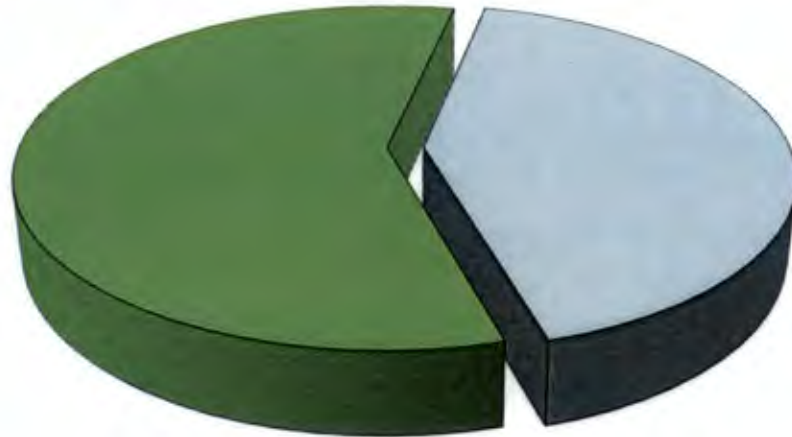
CHIEF ENGINEER
JEFF MCCANN

2017	BUILDING CONSTRUCTION PERMITS	2017	
STATUS CODE	CONSTRUCTION TYPE	NUMBER	VALUATION
	RESIDENTIAL		
101	SINGLE FAMILY RESIDENTIAL	356	\$ 75,971,227.00
102	SINGLE FAMILY ATTACHED	3	\$ 350,000.00
103	TWO FAMILY BUILDINGS	1	\$ 150,000.00
104	THREE AND FOUR FAMILY	0	\$ -
105	FIVE OR MORE FAMILY	0	\$ -
112	MOBILE HOMES	5	\$ 94,800.00
114	MODULAR/DOUBLE WIDE	12	\$ 1,060,000.00
	RES. NONHOUSEKEEPING		
213	HOTELS, MOTELS	0	\$ -
214	OTHER NON HOUSEKEEPING	0	\$ -
	NONRESIDENTIAL		
318	AMUSEMENT/RECREATIONAL	0	\$ -
319	CHURCHES/RELIGIOUS BLDG.	1	\$ 720,000.00
320	INDUSTRIAL BLDG.	0	\$ -
321	PUBLIC GARAGES	0	\$ -
322	SERVICE STATIONS	0	\$ -
323	HOSPITALS/INSTITUTES	0	\$ -
324	OFFICE/PROFESSIONAL BLDG	2	\$ 4,646,580.00
325	PUBLIC WORKS/UTILITY BLDG	0	\$ -
326	SCHOOL/EDUCATIONAL BLDG	0	\$ -
327	STORES/MERCANTILE BLDG	1	\$ 33,000,000.00
328	OTHER NONRESIDENTIAL	123	\$ 3,228,442.00
329	OTHER STRUCTURES	63	\$ 2,861,447.00
	ADDITIONS/ALTERATIONS		
434	RESIDENTIAL	144	\$ 5,348,049.00
437	NONRESIDENTIAL	50	\$ 5,149,933.00
438	RESIDENTIAL GARAGES	87	\$ 2,509,450.00
	MISCELLANEOUS	312	\$ 1,080,650.00
	TOTALS	1160	\$ 136,170,578.00

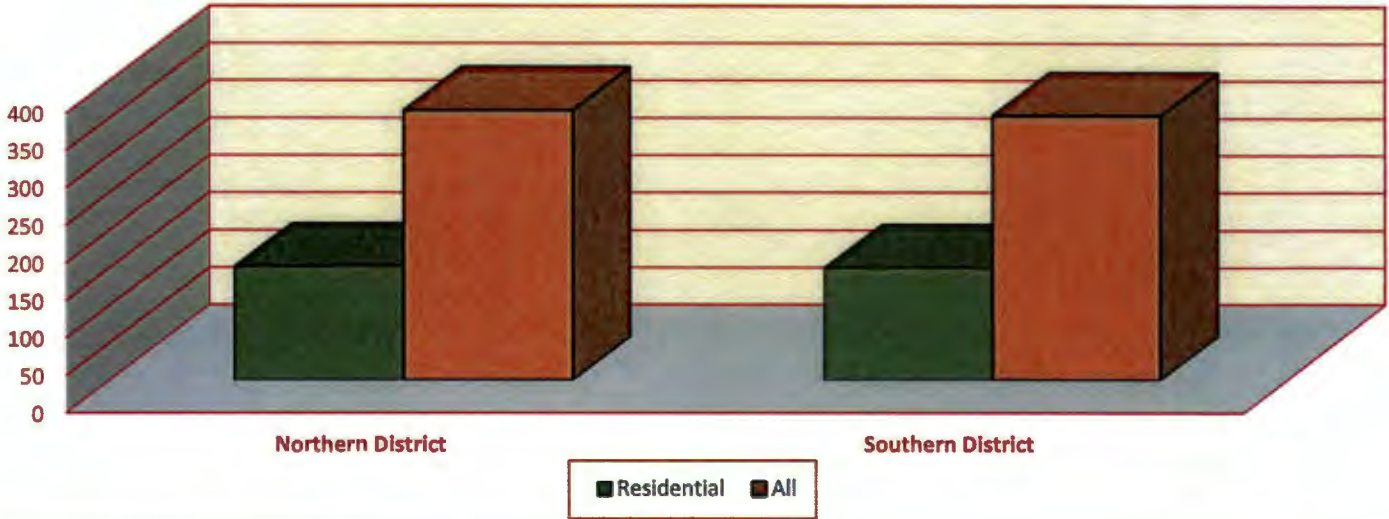
2017 CONSTRUCTION



2017 RESIDENTIAL



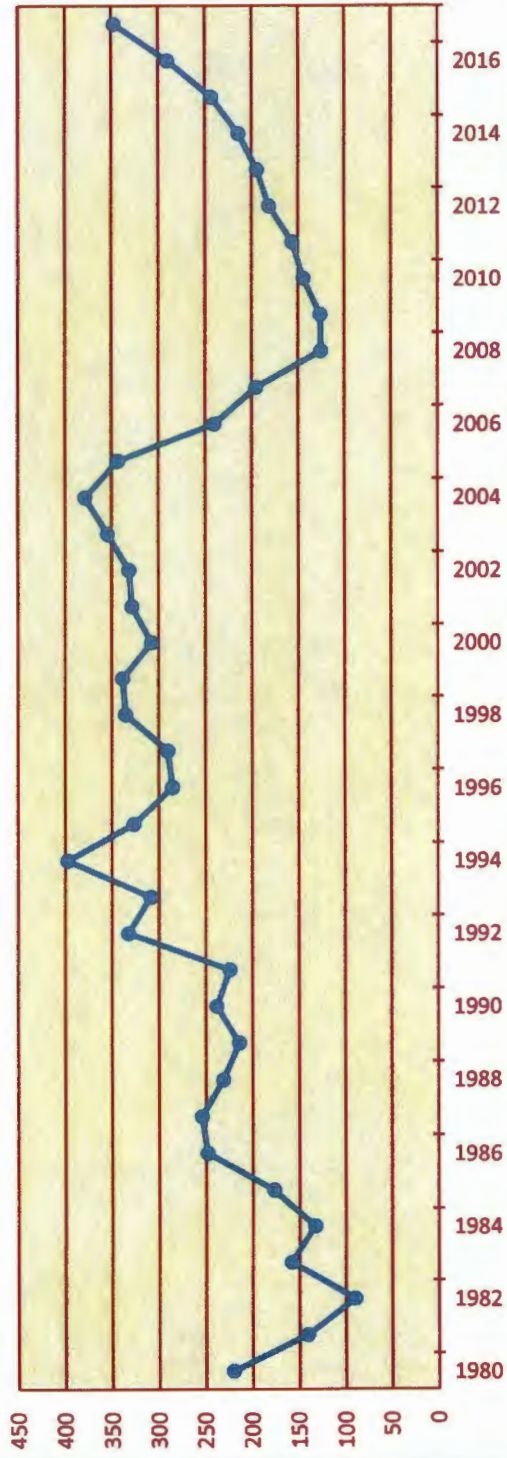
2016 CONSTRUCTION



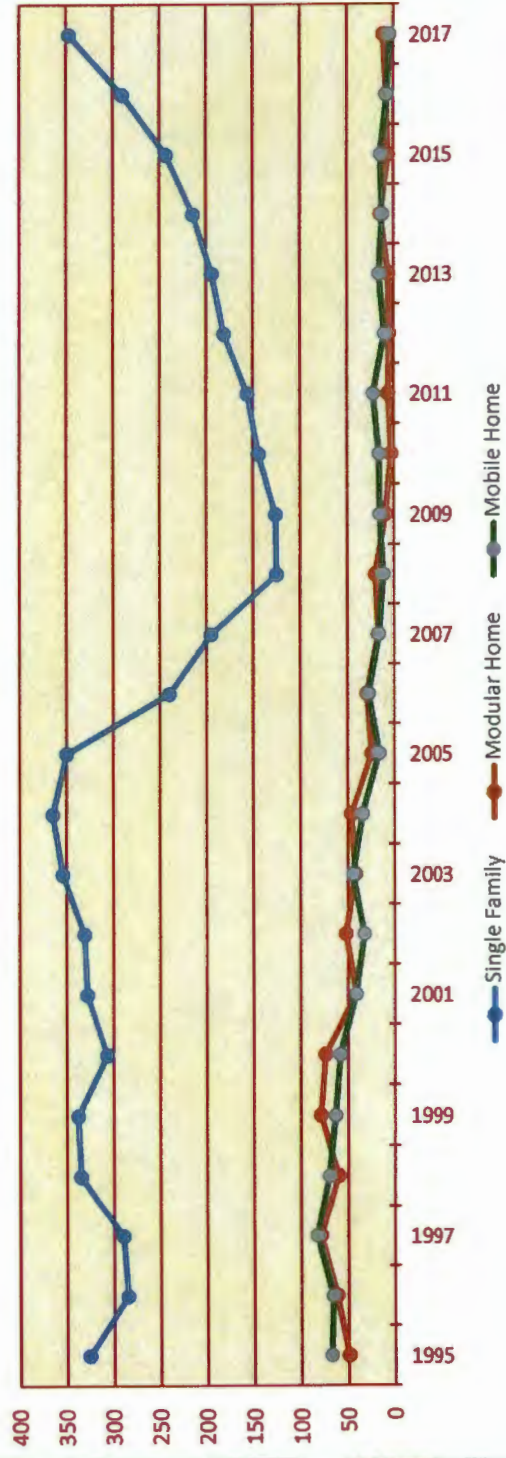
2017 CONSTRUCTION



SINGLE FAMILY RESIDENTIAL

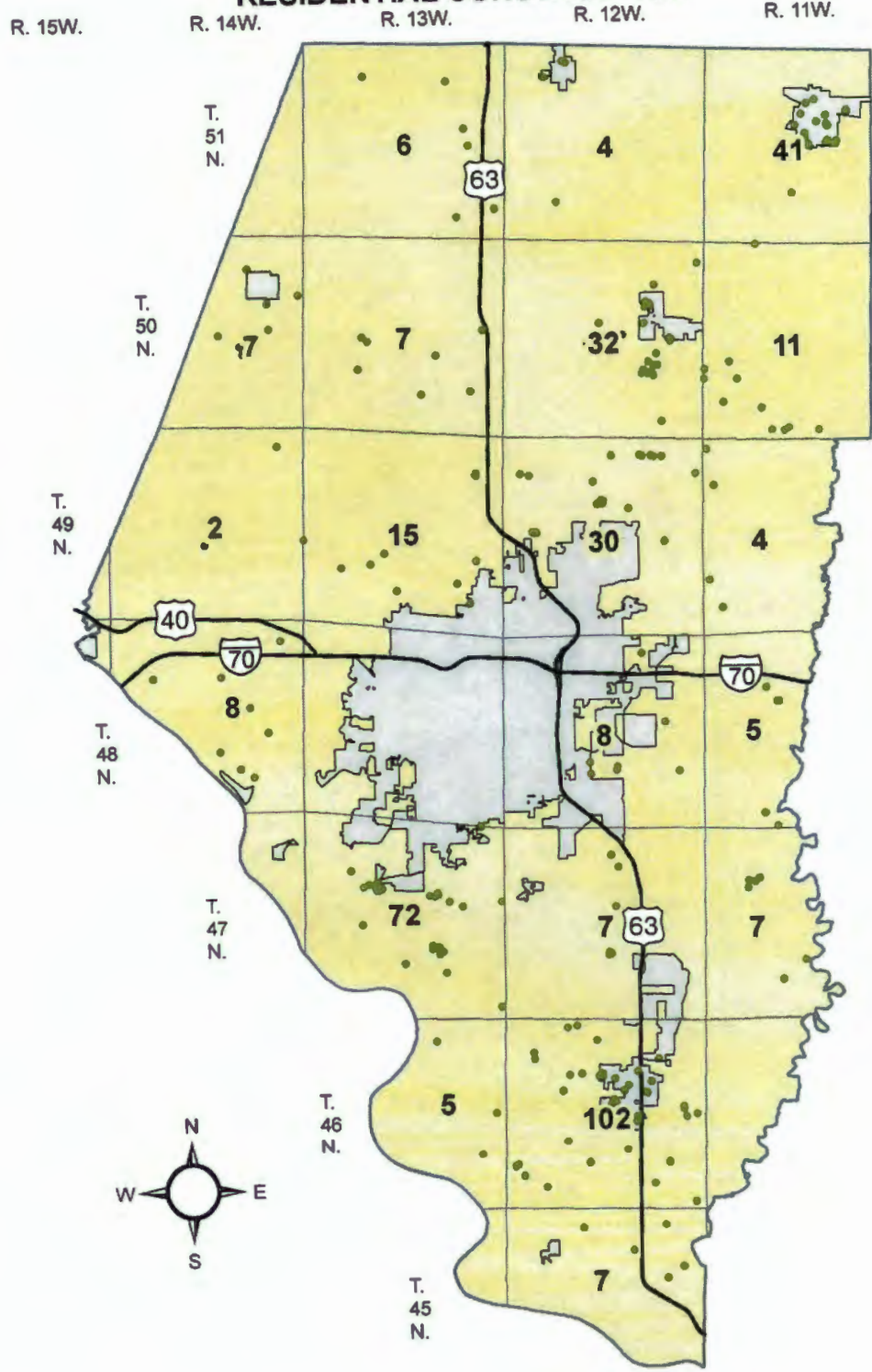
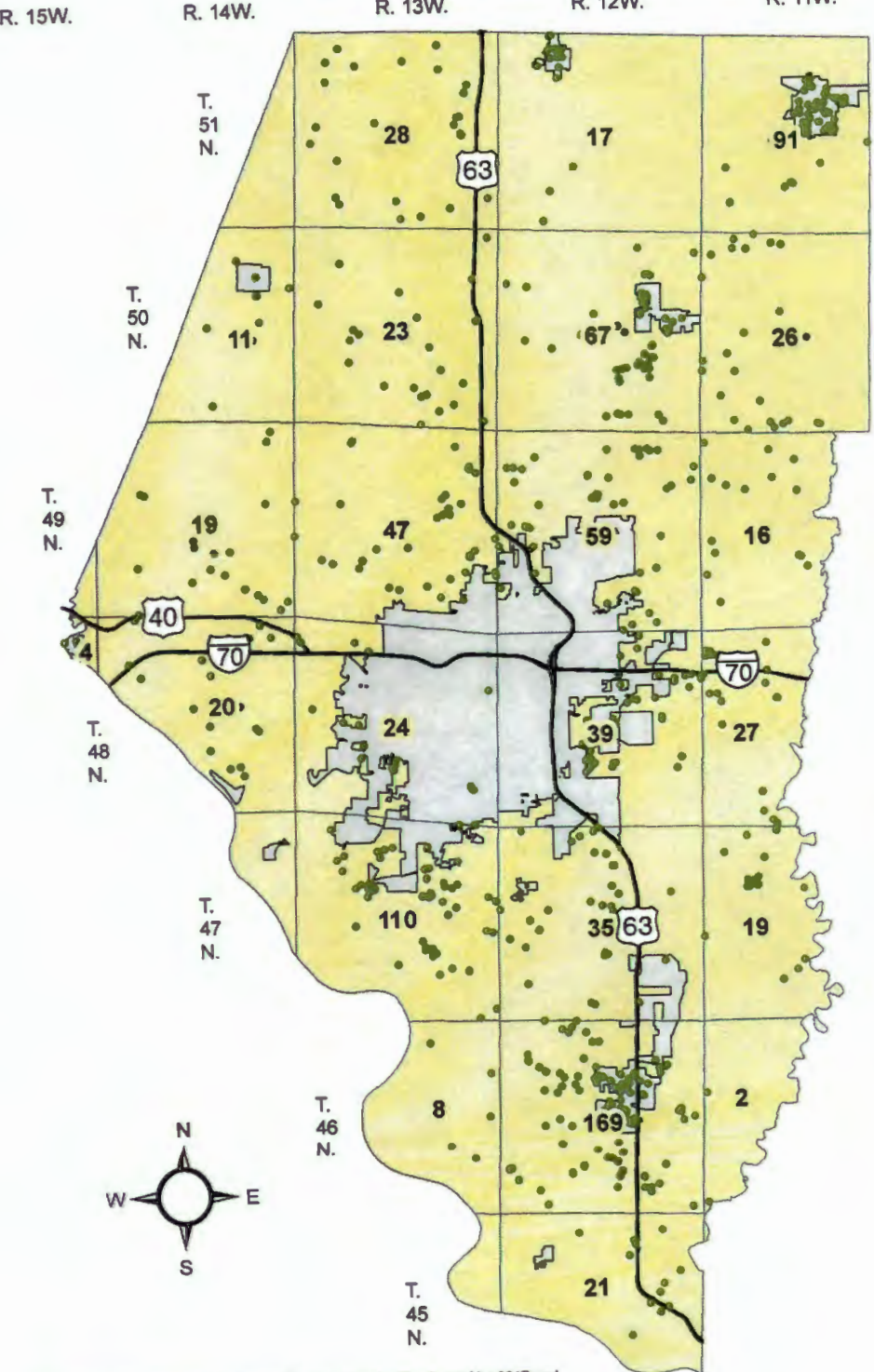


RESIDENTIAL COMPARISON



ALL CONSTRUCTION

RESIDENTIAL CONSTRUCTION





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CHIEF ENGINEER
DERIN CAMPBELL

TO: Boone County Commission

FROM: Stan Shawver
Director of Resource Management

DATE: 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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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	

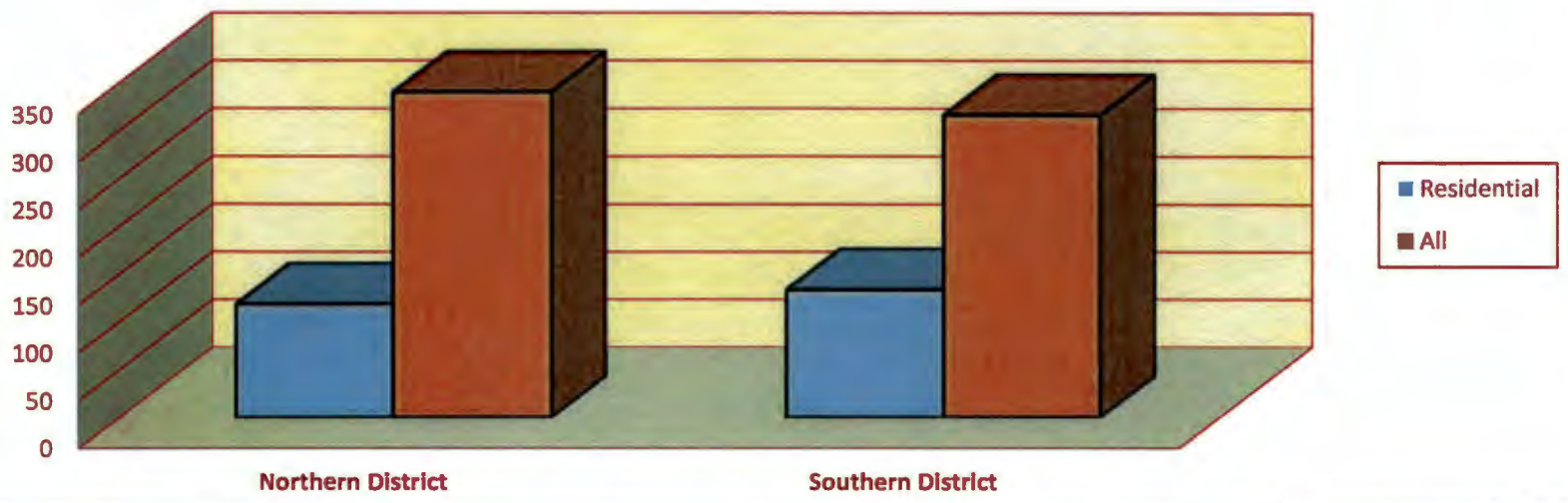
2016 CONSTRUCTION



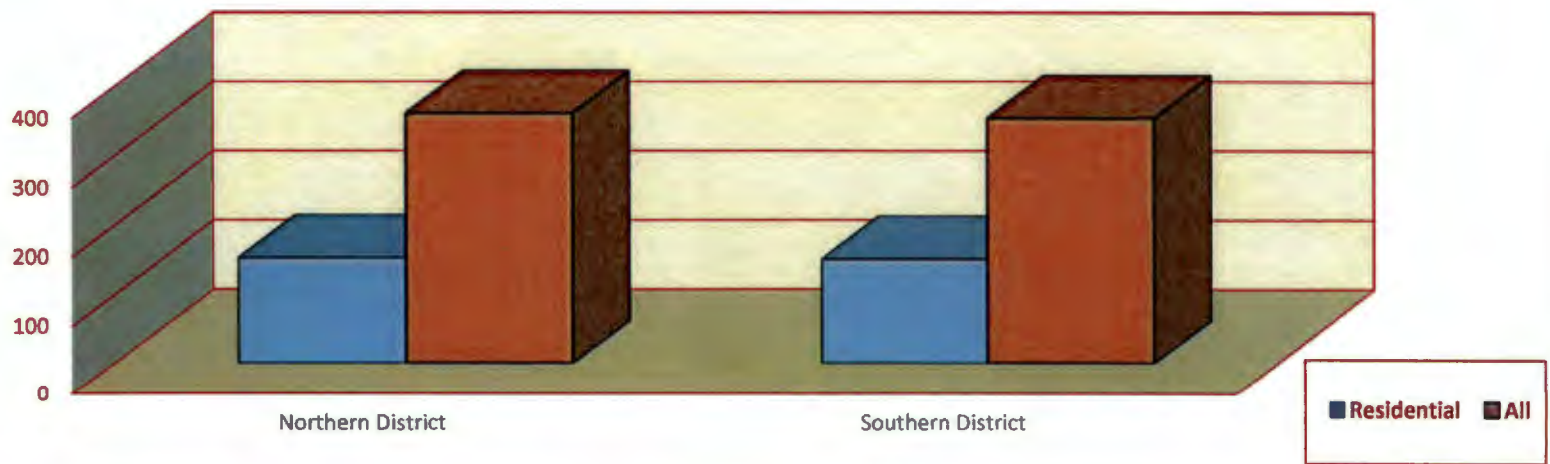
2016 RESIDENTIAL



2015 CONSTRUCTION



2016 CONSTRUCTION



ALL CONSTRUCTION

RESIDENTIAL CONSTRUCTION

