



RESOURCE MANAGEMENT PLANNING & INSPECTIONS ANNUAL REPORT 2018

**Stan Shawver
Director**

Resource Management is a department under the oversight of the Boone County Commission. It is comprised of three service areas: Planning, Inspections and Engineering.

PLANNING -The Planning Division oversees land use in the unincorporated parts of Boone County. This includes zoning administration and stormwater regulation.

INSPECTIONS - The Inspection Division is responsible for a myriad of inspections ranging from building construction to road construction.

ENGINEERING -The Engineering Division implements infrastructure improvements to the roads and drainage structures throughout Boone County.

Operational funding for Resource Management derives from the General Fund, Road and Bridge Fund and generated fees.

*This annual report reviews the activities of the Planning and Inspection (building inspection) Divisions of the Resource Management Department. There is a separate annual report for the Engineering Division which includes stormwater activities and road construction inspections).



DIRECTOR
STAN SHAWVER

Boone County Resource Management

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(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 15, 2019

RE: Report of Activity - 2018

During the past year, the Resource Management Department processed 20 requests to rezone land. Fifteen of the requests were considered by the County Commission and were approved.

The requests that received approval totaled **180.98** acres of land. The largest tract that was approved involved rezoning land zoned A-2 (Agriculture) to A-2P (Planned Agriculture). That request was for 54.02 acres of land.

The Commission also received **5** requests for conditional use permits, 3 were approved.

During 2018, the Planning and Zoning Commission approved 42 final plats comprising 650.32 acres, divided into 118 lots. There were 5 preliminary plats that comprised 35 lots on 92.04 acres. In addition, the Planning Division processed 55 Administrative Surveys, 78 surveys (larger than 20 acres), 33 Family Transfer requests, 31 land disturbance permits, 19 stormwater discharge permits and 21 floodplain development permits.

The Zoning Board of Adjustment considered 12 variance requests. Three requests were for variances from the Subdivision Regulations; two of which were approved. The other requests were for variances from the Zoning Regulations. Six of those variances were granted by the Board of Adjustment.

FIVE YEAR COMPARISON

2018 – 180.98 acres rezoned

20 Rezoning Requests	5 Conditional Use Permits
15 approved	3 Approved

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

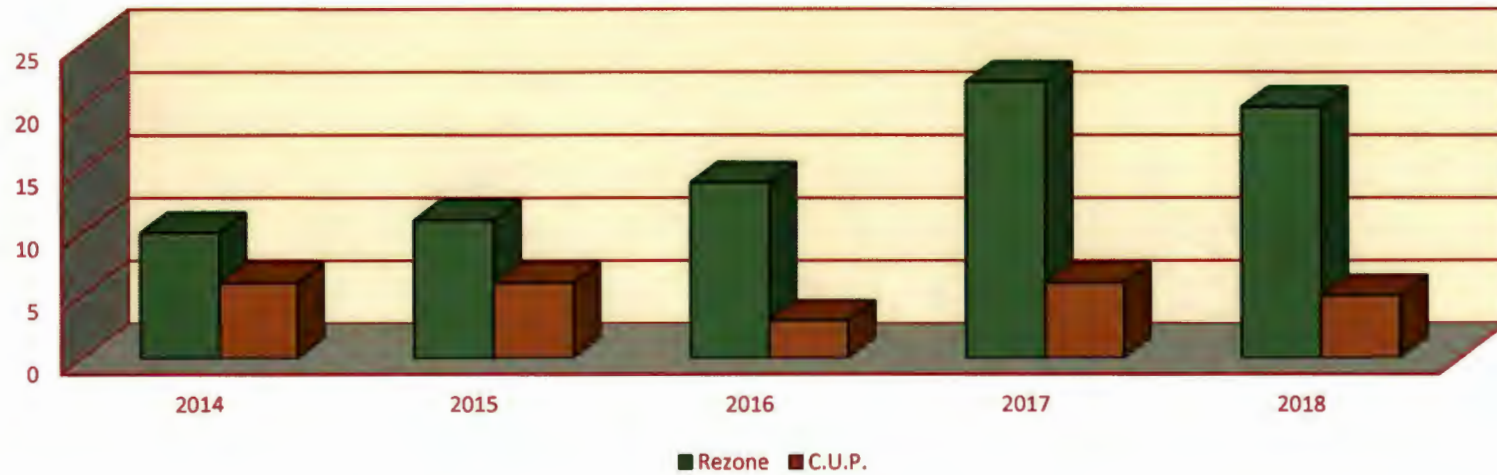
11 Rezoning Requests	6 Conditional Use Permits
6 Approved	5 Approved

2014 – 153.23 acres rezoned

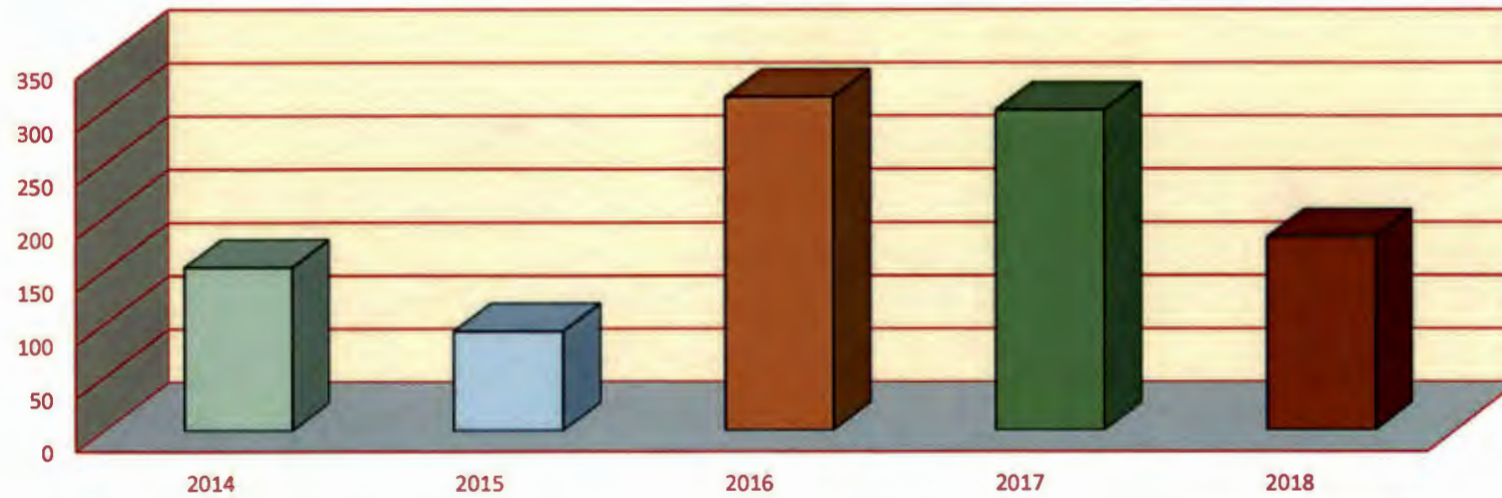
9 Rezoning Requests	6 Conditional Use Permits
8 Approved	6 Approved

5 Year Total – 1,041.17 Acres Rezoned

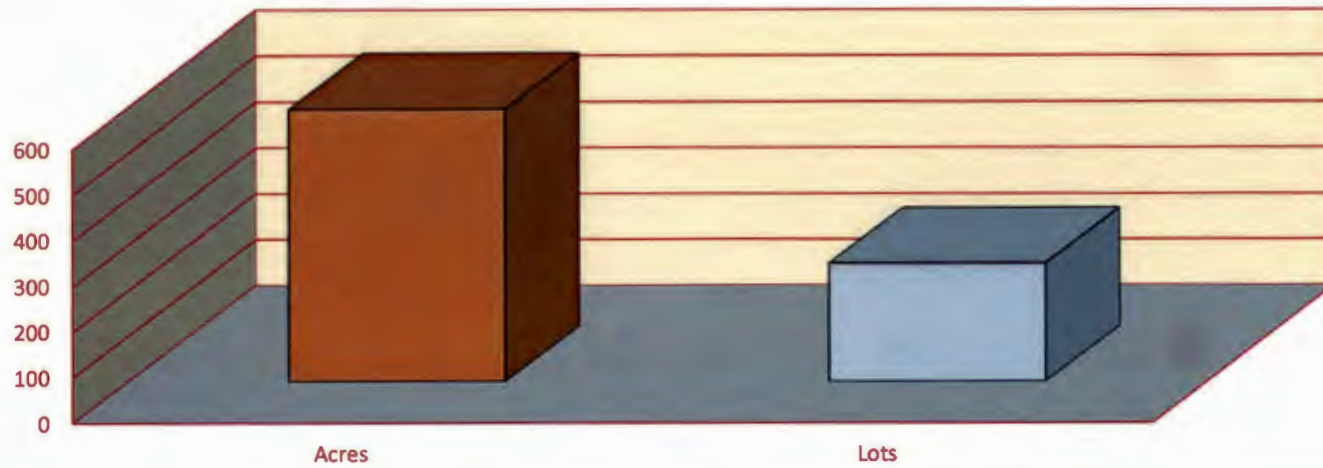
ZONING ACTIVITY



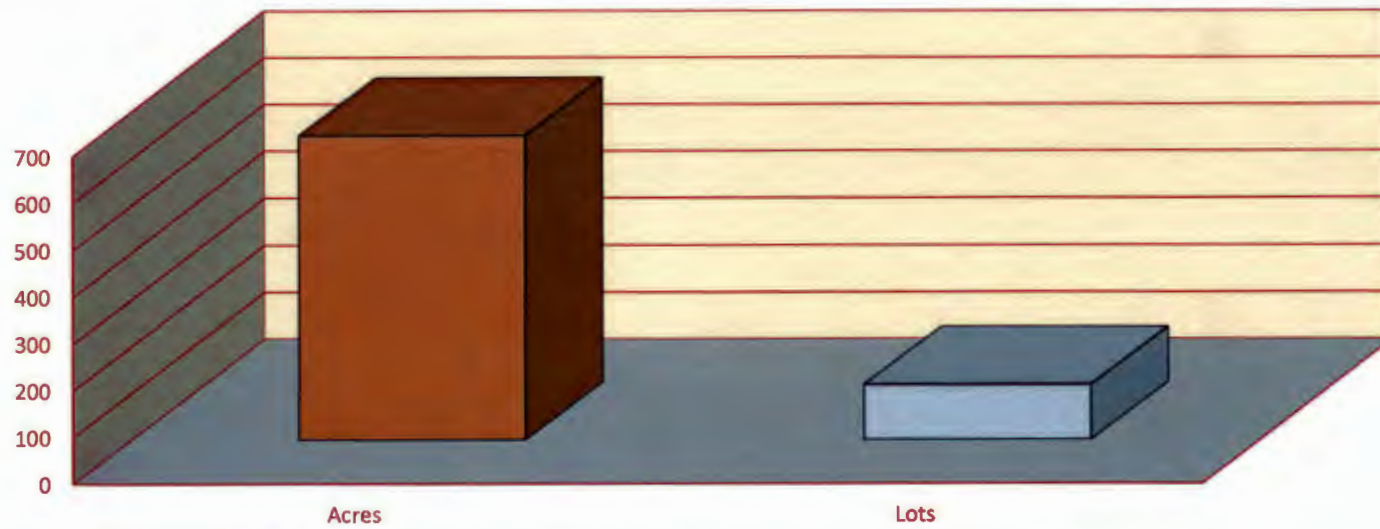
Acres Rezoned



2017 Plats



2018 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 15, 2019

RE: Building Activity for 2018

I have attached a copy of the annual building permit report for 2018. You will also find the same information for 2017, which may be used for comparison.

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

- TOTAL MILES DRIVEN: **77,683 MILES**
- AVERAGE MILES DRIVEN PER DAY: **82 MILES**
- INSPECTIONS PERFORMED: **7,851**
- AVERAGE STRUCTURE VALUE: **\$130,762.56**
- AVERAGE SINGLE-FAMILY VALUE: **\$238,031.31**
- NEW HOMES \$250,000.00 or more: **90 (33 %)**



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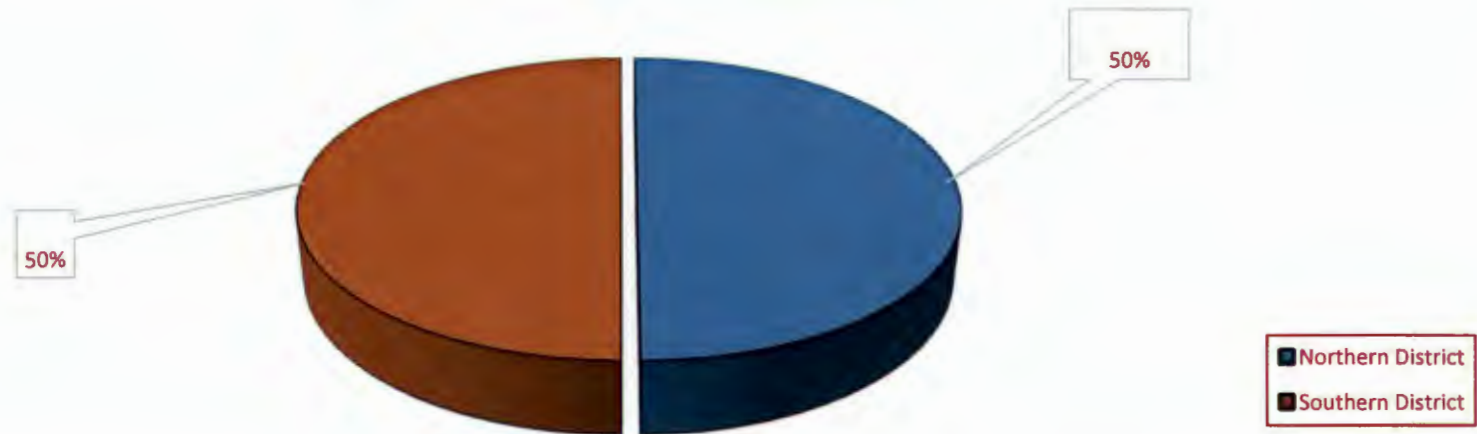
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PLANNING - INSPECTIONS - ENGINEERING

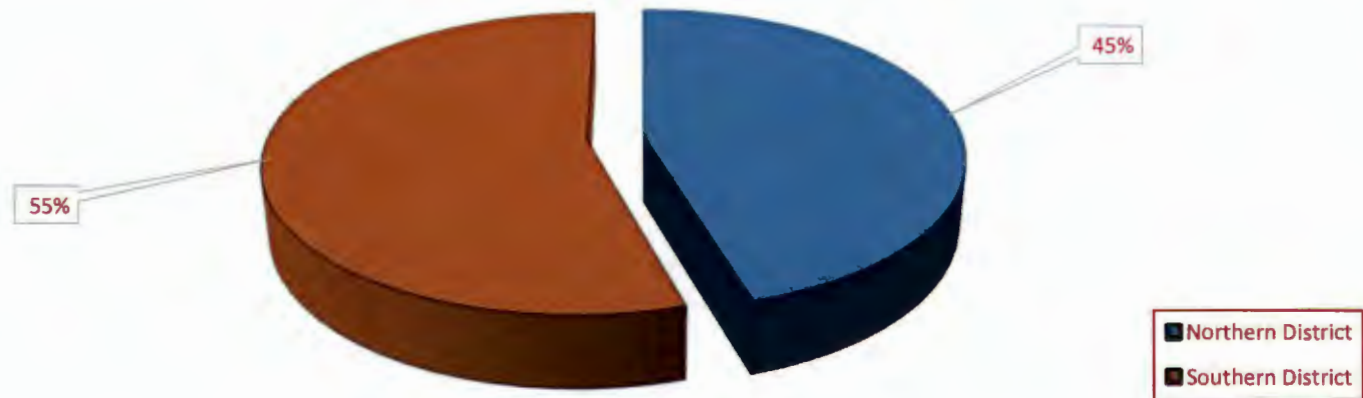
CHIEF ENGINEER
JEFF MCCANN

2018	BUILDING CONSTRUCTION PERMITS		2018
STATUS CODE	CONSTRUCTION TYPE	NUMBER	VALUATION
	RESIDENTIAL		
101	SINGLE FAMILY RESIDENTIAL	269	\$ 64,030,422.00
102	SINGLE FAMILY ATTACHED	7	\$ 2,600,000.00
103	TWO FAMILY BUILDINGS	0	\$ -
104	THREE AND FOUR FAMILY	0	\$ -
105	FIVE OR MORE FAMILY	0	\$ -
112	MOBILE HOMES	9	\$ 154,700.00
114	MODULAR/DOUBLE WIDE	10	\$ 818,700.00
	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	1	\$ 1,200,000.00
322	SERVICE STATIONS	0	\$ -
323	HOSPITALS/INSTITUTES	0	\$ -
324	OFFICE/PROFESSIONAL BLDG	1	\$ 1,500,000.00
325	PUBLIC WORKS/UTILITY BLDG	1	\$ 22,550.00
326	SCHOOL/EDUCATIONAL BLDG	2	\$ 2,650,000.00
327	STORES/MERCANTILE BLDG	8	\$ 3,159,134.00
328	OTHER NONRESIDENTIAL	88	\$ 2,163,231.00
329	OTHER STRUCTURES	102	\$ 5,039,787.00
	ADDITIONS/ALTERATIONS		
434	RESIDENTIAL	116	\$ 5,183,594.00
437	NONRESIDENTIAL	36	\$ 2,265,400.00
438	RESIDENTIAL GARAGES	65	\$ 1,801,309.00
	MISCELLANEOUS	252	\$ 516,370.00
	TOTALS	967	\$ 93,105,197.00

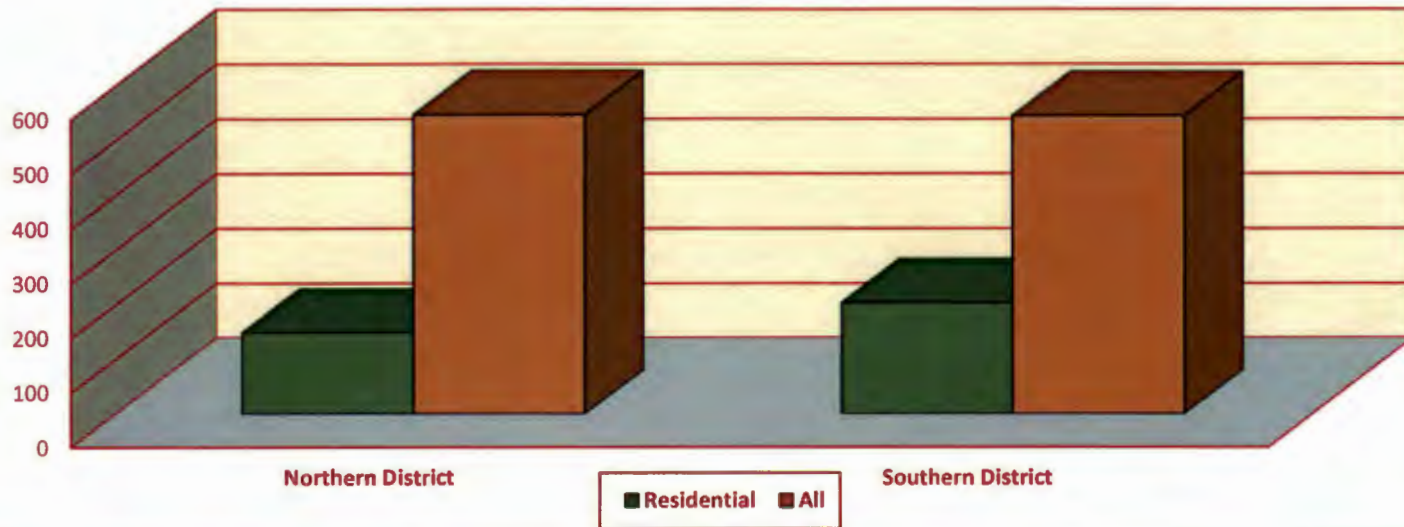
2018 CONSTRUCTION



2018 RESIDENTIAL



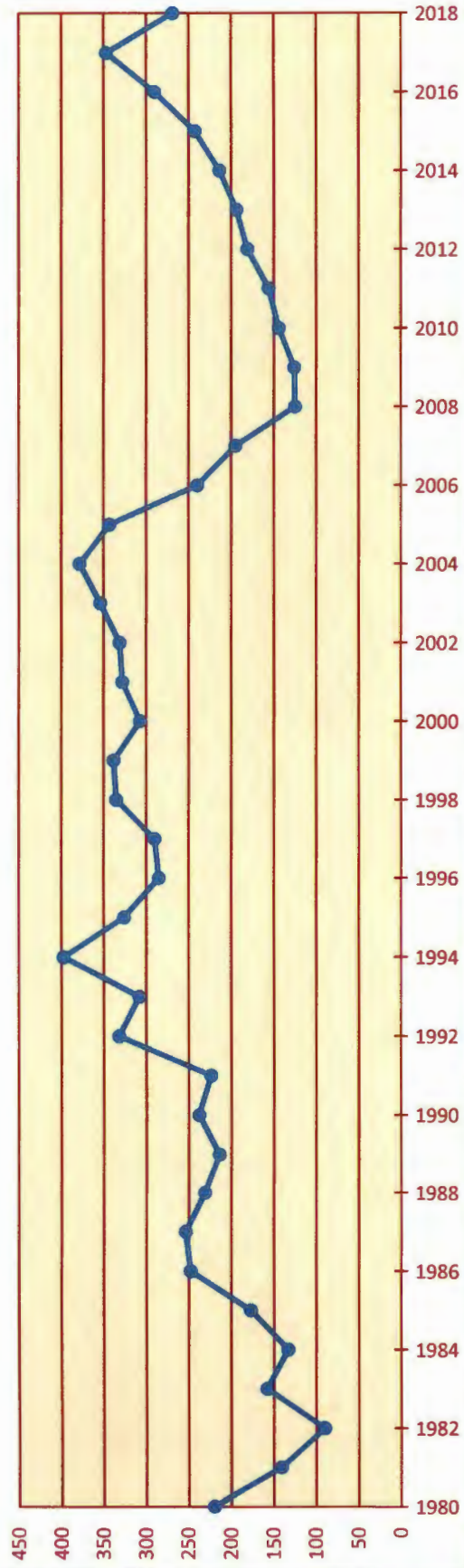
2017 CONSTRUCTION



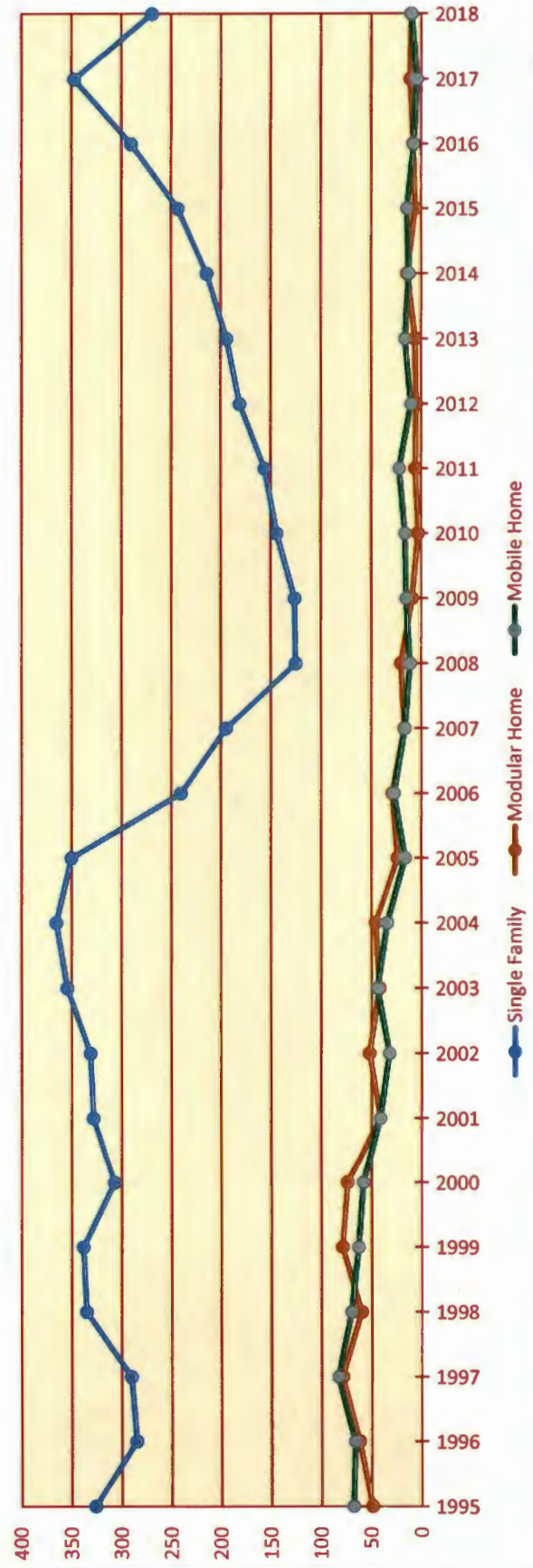
2018 CONSTRUCTION



SINGLE FAMILY RESIDENTIAL

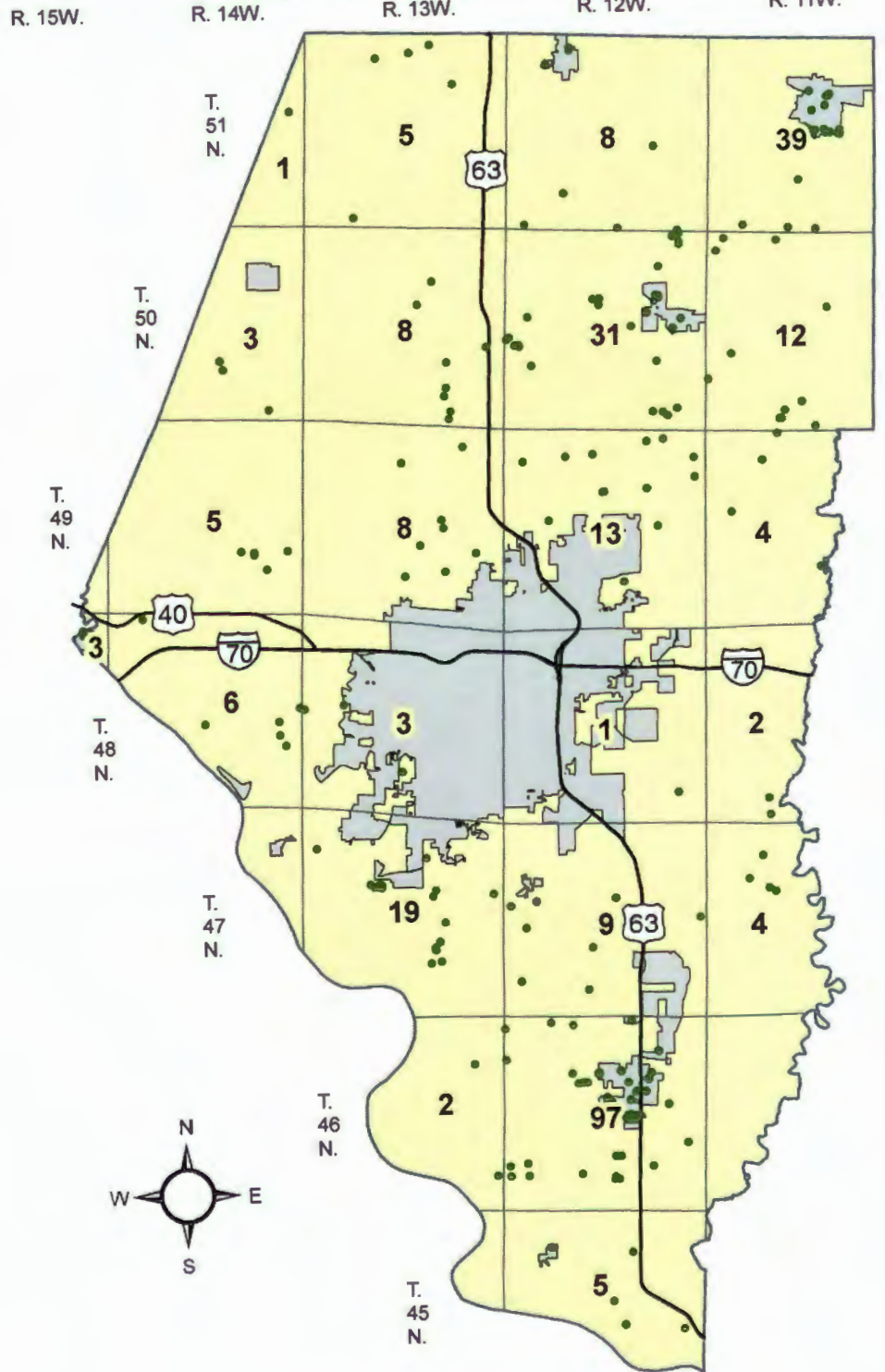
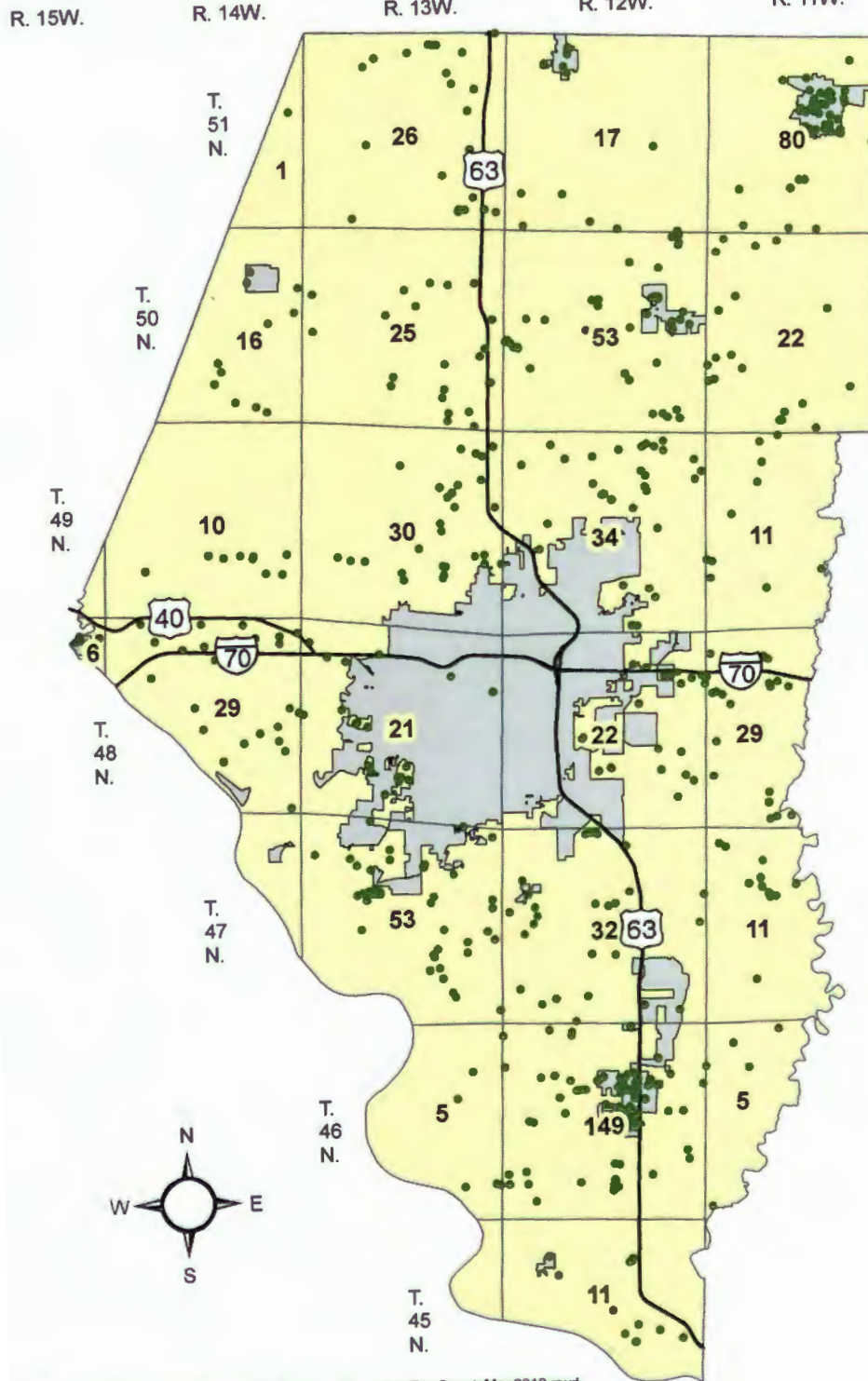


RESIDENTIAL COMPARISON



ALL CONSTRUCTION

RESIDENTIAL CONSTRUCTION





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TO: Boone County Commission

FROM: Stan Shawver
Director of Resource Management

DATE: January 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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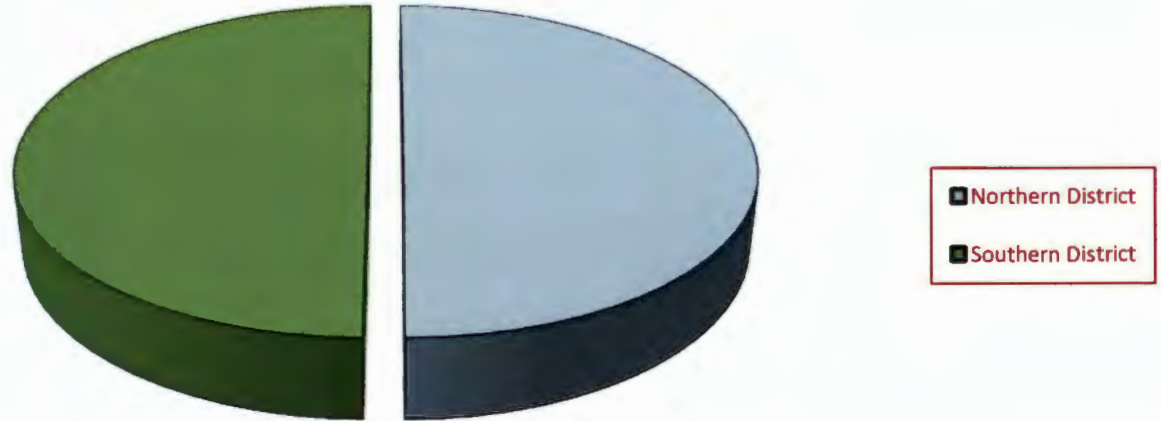
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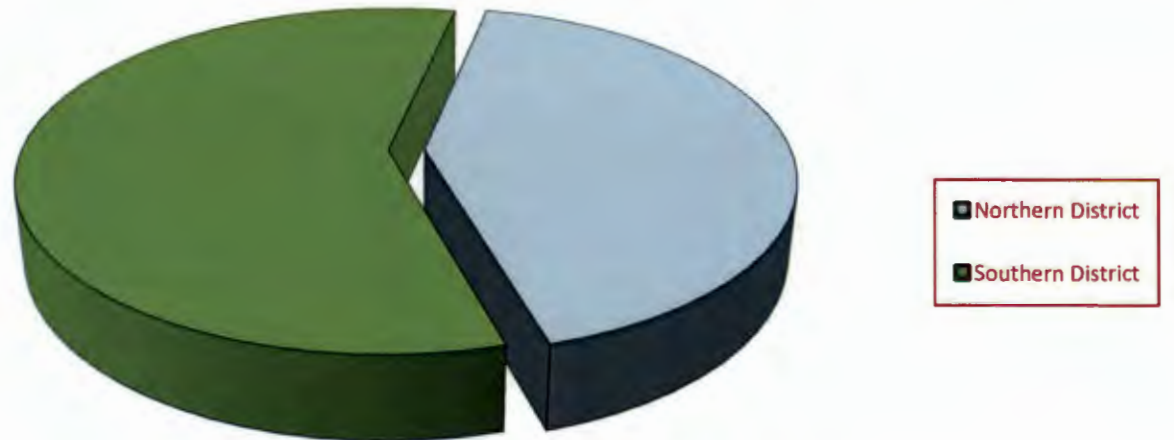
CHIEF ENGINEER
JEFF MCCANN

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

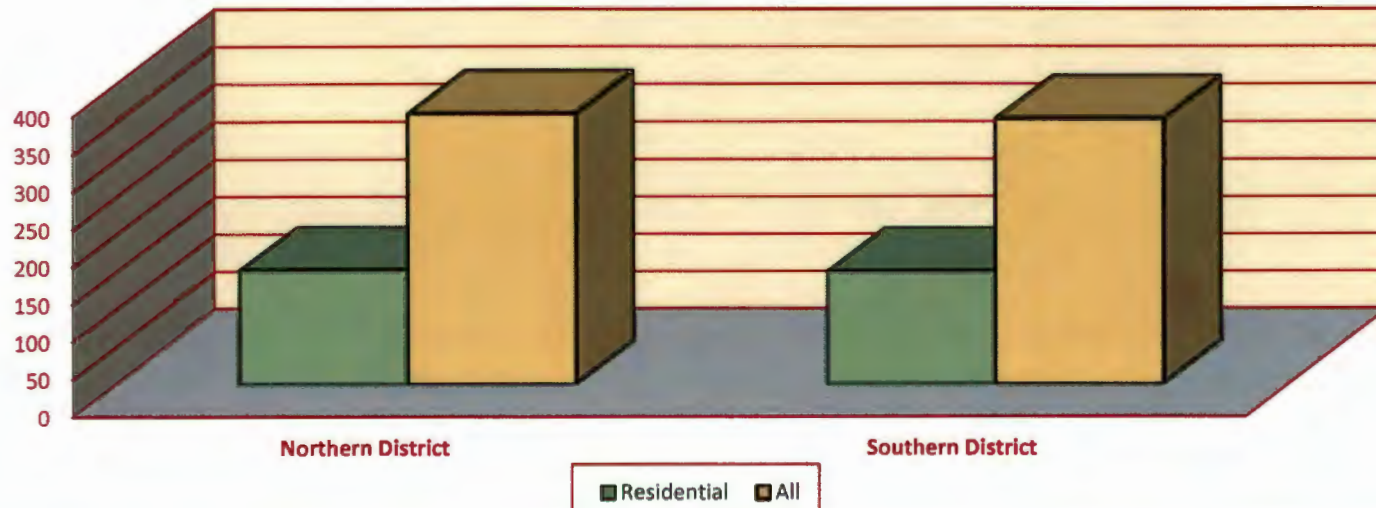
2017 CONSTRUCTION



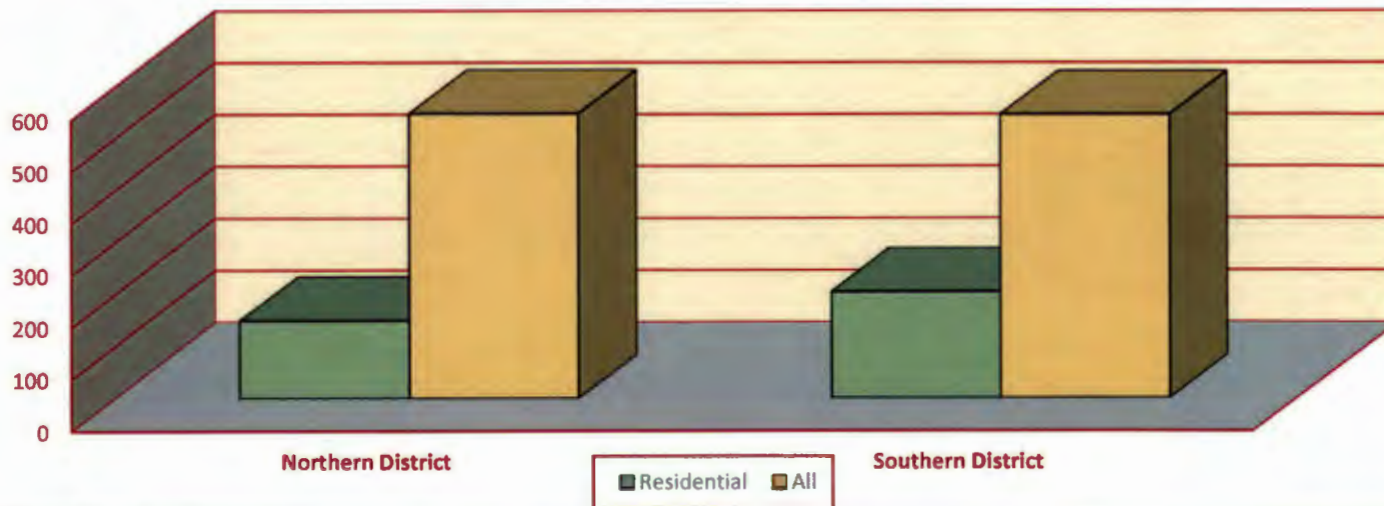
2017 RESIDENTIAL



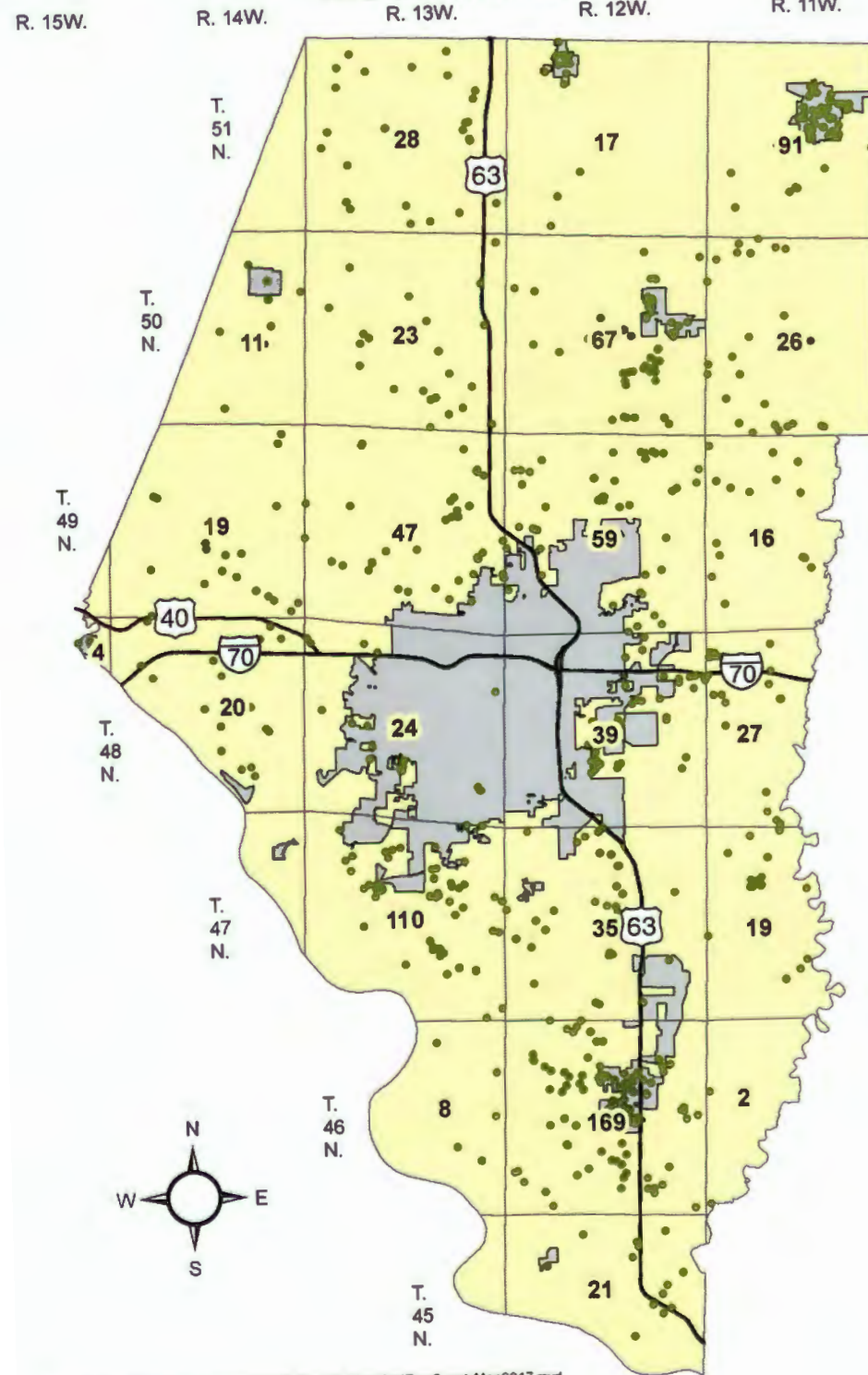
2016 CONSTRUCTION



2017 CONSTRUCTION



ALL CONSTRUCTION



RESIDENTIAL CONSTRUCTION

