



# **RESOURCE MANAGEMENT PLANNING & INSPECTIONS ANNUAL REPORT 2019**

**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

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 14, 2020

RE: Report of Activity - 2019

During the past year, the Resource Management Department processed 18 requests to rezone land. Nine of the requests were considered by the County Commission and were approved.

The requests that received approval totaled **298.28** acres of land. The largest tract that was approved involved rezoning land zoned A-2 (Agriculture) to M-LP (Planned Industrial). That request was for 192.75 acres of land.

The Commission also received 1 request for a conditional use permit, which was approved.

During 2019, the Planning and Zoning Commission approved 54 final plats comprising 854.45 acres, divided into 189 lots. There were 4 preliminary plats that comprised 51 lots on 298.76 acres. In addition, the Planning Division processed 52 Administrative Surveys, 31 surveys (larger than 20 acres), 17 miscellaneous surveys (utilities, re-survey, etc.), 19 Family Transfer requests, 18 land disturbance permits, 15 stormwater discharge permits and 18 floodplain development permits.

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



## **FIVE YEAR COMPARISON**

### **2019- 298.28 acres rezoned**

18 Rezoning Requests    1 Conditional Use Permit  
9 Approved                      1 Approved

### **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**

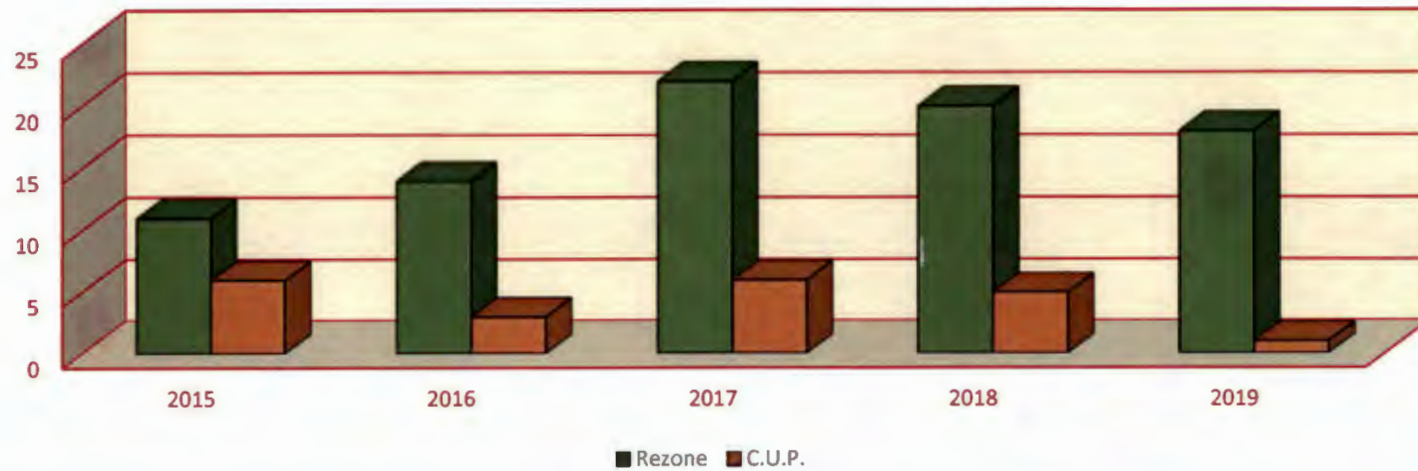
14 Rezoning Requests              3 Conditional Use Permits  
10 Approved                              3 Approved

### **2015 – 93.30 acres rezoned**

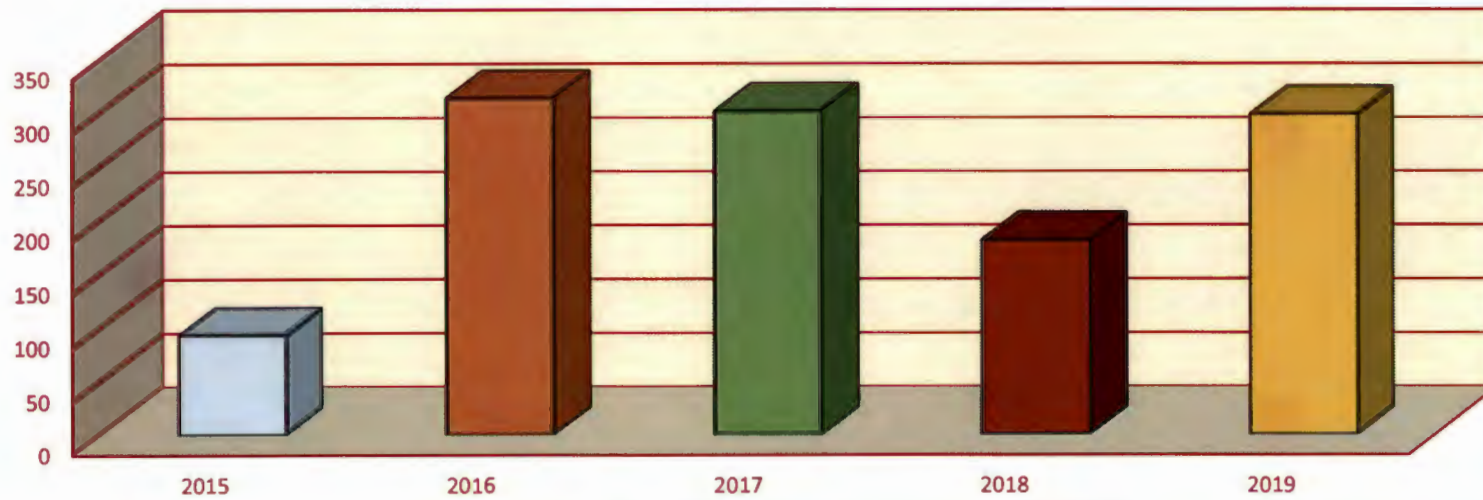
11 Rezoning Requests              6 Conditional Use Permits  
6 Approved                              5 Approved

**5 Year Total – 1186.22 Acres Rezoned**

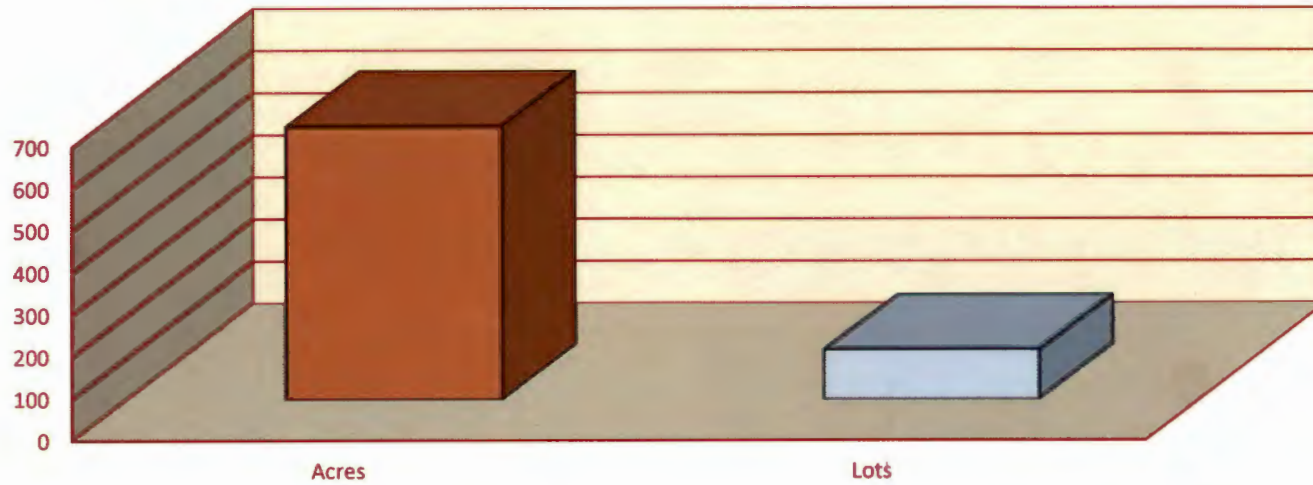
### ZONING ACTIVITY



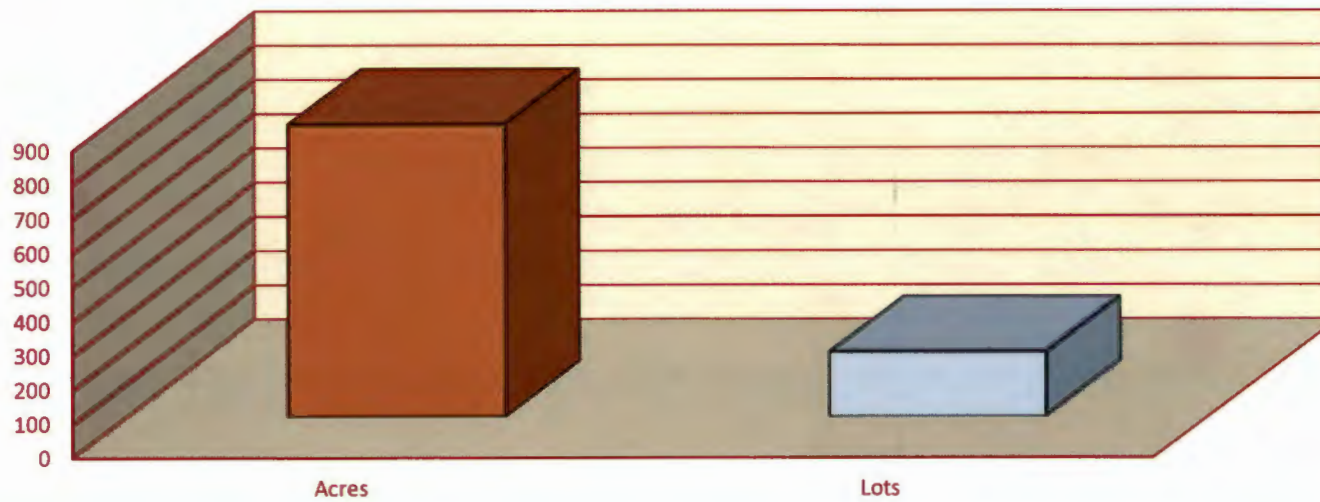
### ACRES REZONED



### 2018 PLATS



### 2019 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 16, 2020

RE: Building Activity for 2019

I have attached a copy of the annual building permit report for 2019. You will also find the same information for 2018, which may be used for comparison.

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

- TOTAL MILES DRIVEN: **78,986 MILES**
- AVERAGE MILES DRIVEN PER DAY: **86 MILES**
- INSPECTIONS PERFORMED: **7,946**
- AVERAGE STRUCTURE VALUE: **\$112,094.12**
- AVERAGE SINGLE-FAMILY VALUE: **\$230,819.86**
- NEW HOMES \$250,000.00 or more: **86 (31 %)**



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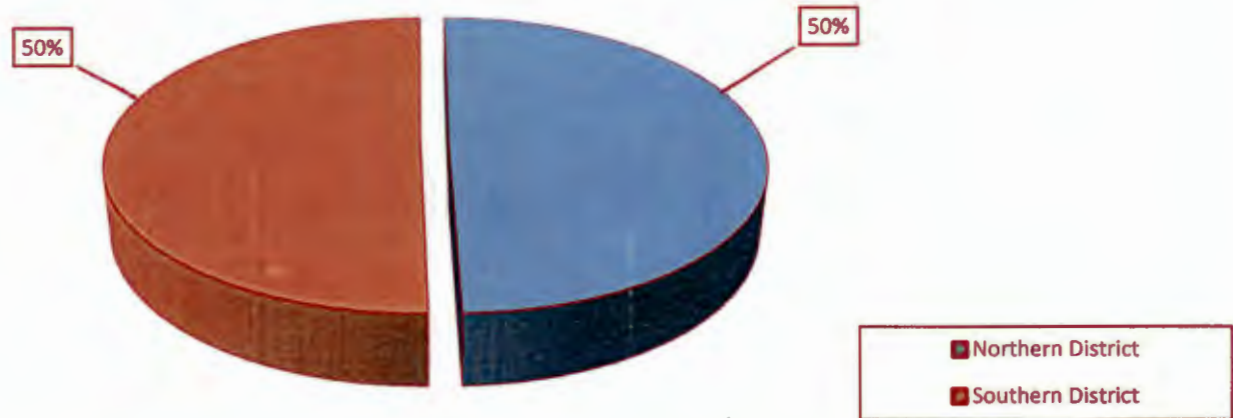
PLANNING - INSPECTIONS - ENGINEERING

CHIEF ENGINEER  
JEFF MCCANN

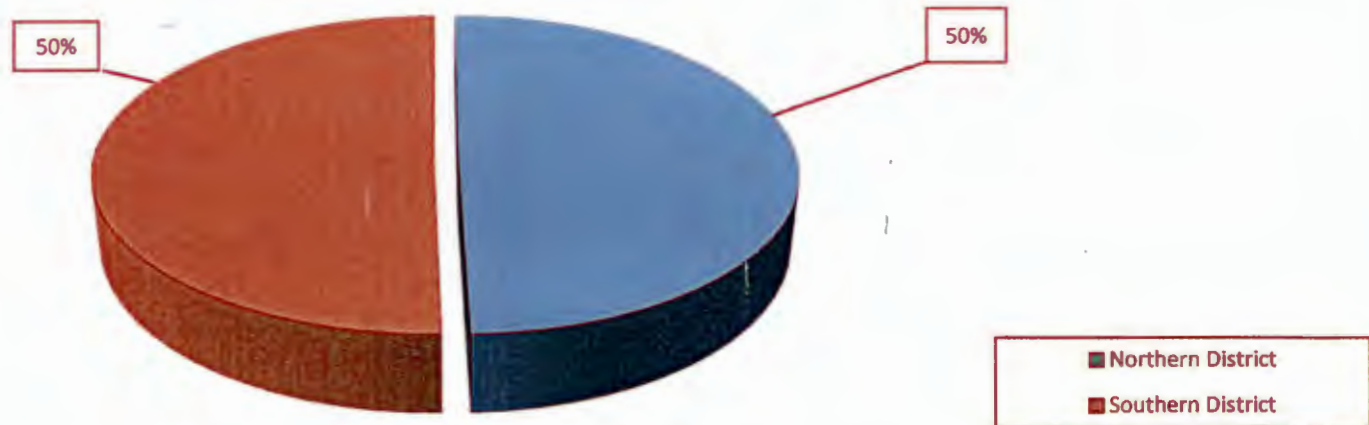
2019	BUILDING CONSTRUCTION PERMITS		2019
STATUS CODE	CONSTRUCTION TYPE	NUMBER	VALUATION
	RESIDENTIAL		
101	SINGLE FAMILY RESIDENTIAL	274	\$ 63,547,642.00
102	SINGLE FAMILY ATTACHED	5	\$ 740,000.00
103	TWO FAMILY BUILDINGS	0	\$ -
104	THREE AND FOUR FAMILY	0	\$ -
105	FIVE OR MORE FAMILY	0	\$ -
112	MOBILE HOMES	9	\$ 287,000.00
114	MODULAR/DOUBLE WIDE	5	\$ 504,000.00
	RES. NONHOUSEKEEPING		
213	HOTELS, MOTELS	0	\$ -
214	OTHER NON HOUSEKEEPING	0	\$ -
	NONRESIDENTIAL		
318	AMUSEMENT/RECREATIONAL	0	\$ -
319	CHURCHES/RELIGIOUS BLDG.	0	\$ -
320	INDUSTRIAL BLDG.	1	\$ 3,000,000.00
321	PUBLIC GARAGES	0	\$ -
322	SERVICE STATIONS	0	\$ -
323	HOSPITALS/INSTITUTES	0	\$ -
324	OFFICE/PROFESSIONAL BLDG	1	\$ 6,900,000.00
325	PUBLIC WORKS/UTILITY BLDG	4	\$ 2,128,400.00
326	SCHOOL/EDUCATIONAL BLDG	1	\$ 200,000.00
327	STORES/MERCANTILE BLDG	3	\$ 684,575.00
328	OTHER NONRESIDENTIAL	100	\$ 2,443,365.00
329	OTHER STRUCTURES	96	\$ 4,316,633.00
	ADDITIONS/ALTERATIONS		
434	RESIDENTIAL	148	\$ 4,653,917.00
437	NONRESIDENTIAL	29	\$ 11,387,664.00
438	RESIDENTIAL GARAGES	101	\$ 6,384,927.00
	MISCELLANEOUS	192	\$ 265,742.00
	TOTALS	969	\$ 107,443,865.00



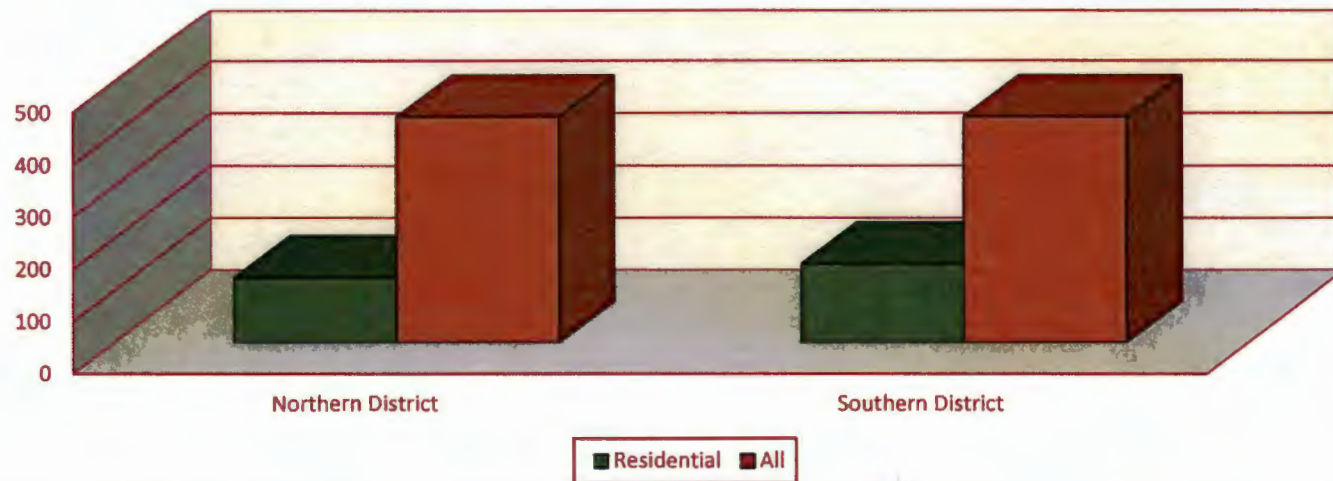
### 2019 CONSTRUCTION



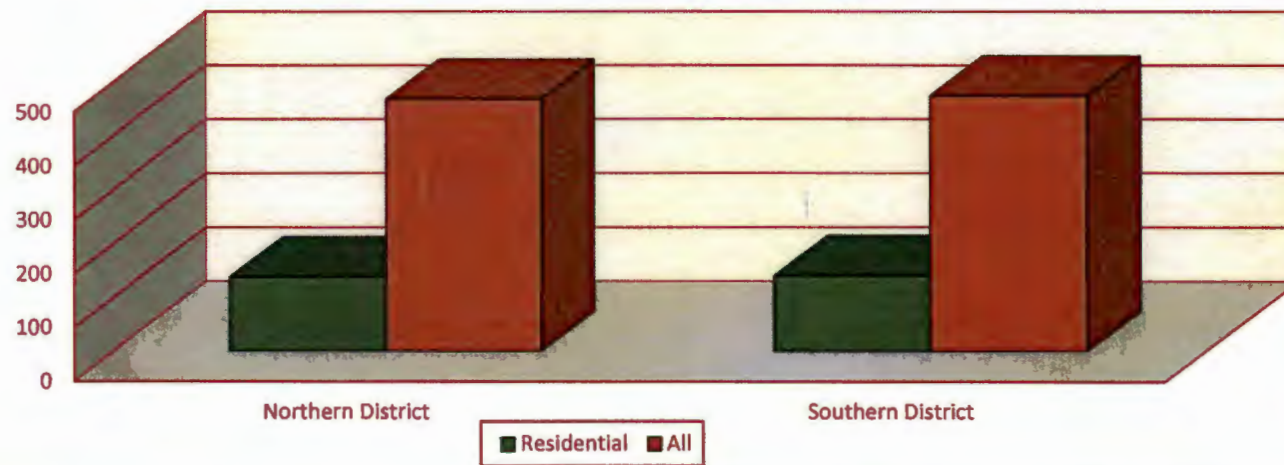
### 2019 RESIDENTIAL



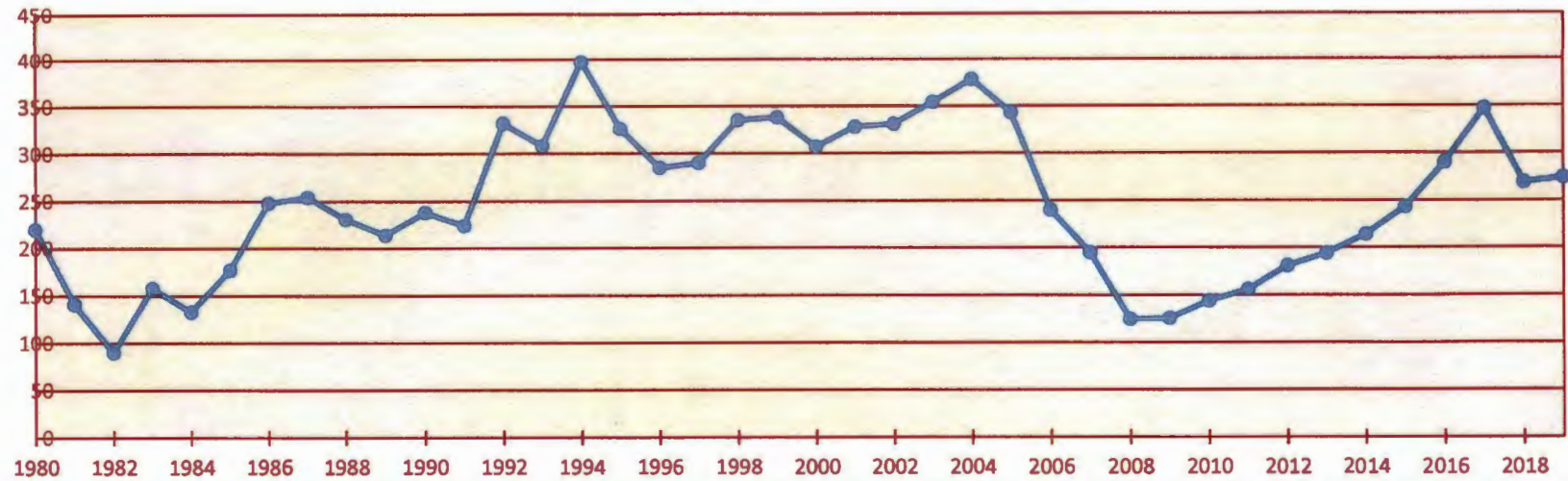
### 2018 CONSTRUCTION



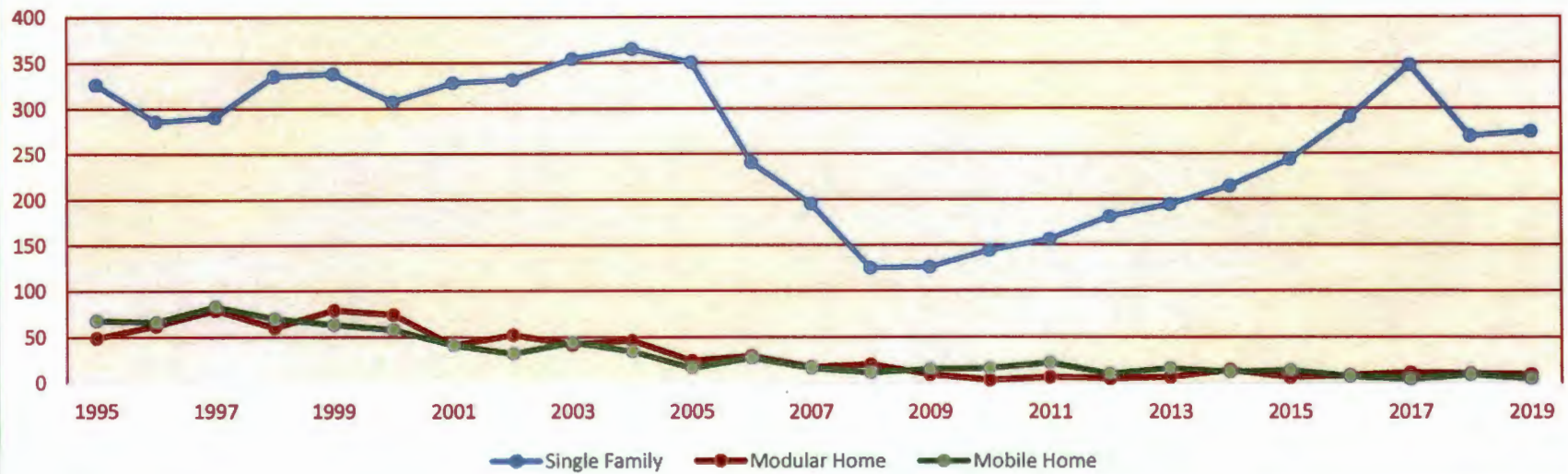
### 2019 CONSTRUCTION



### SINGLE FAMILY RESIDENTIAL

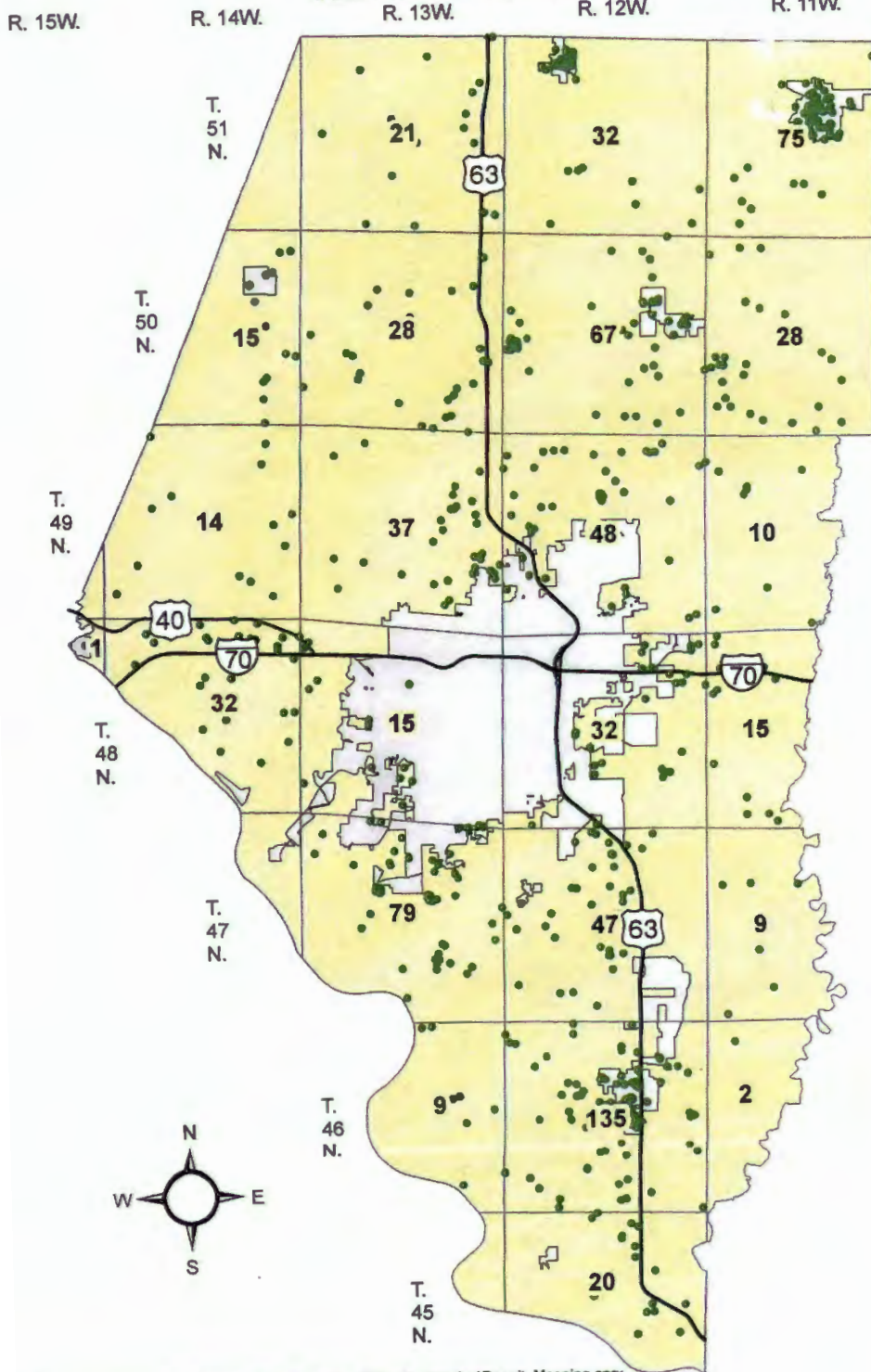


### RESIDENTIAL COMPARISON

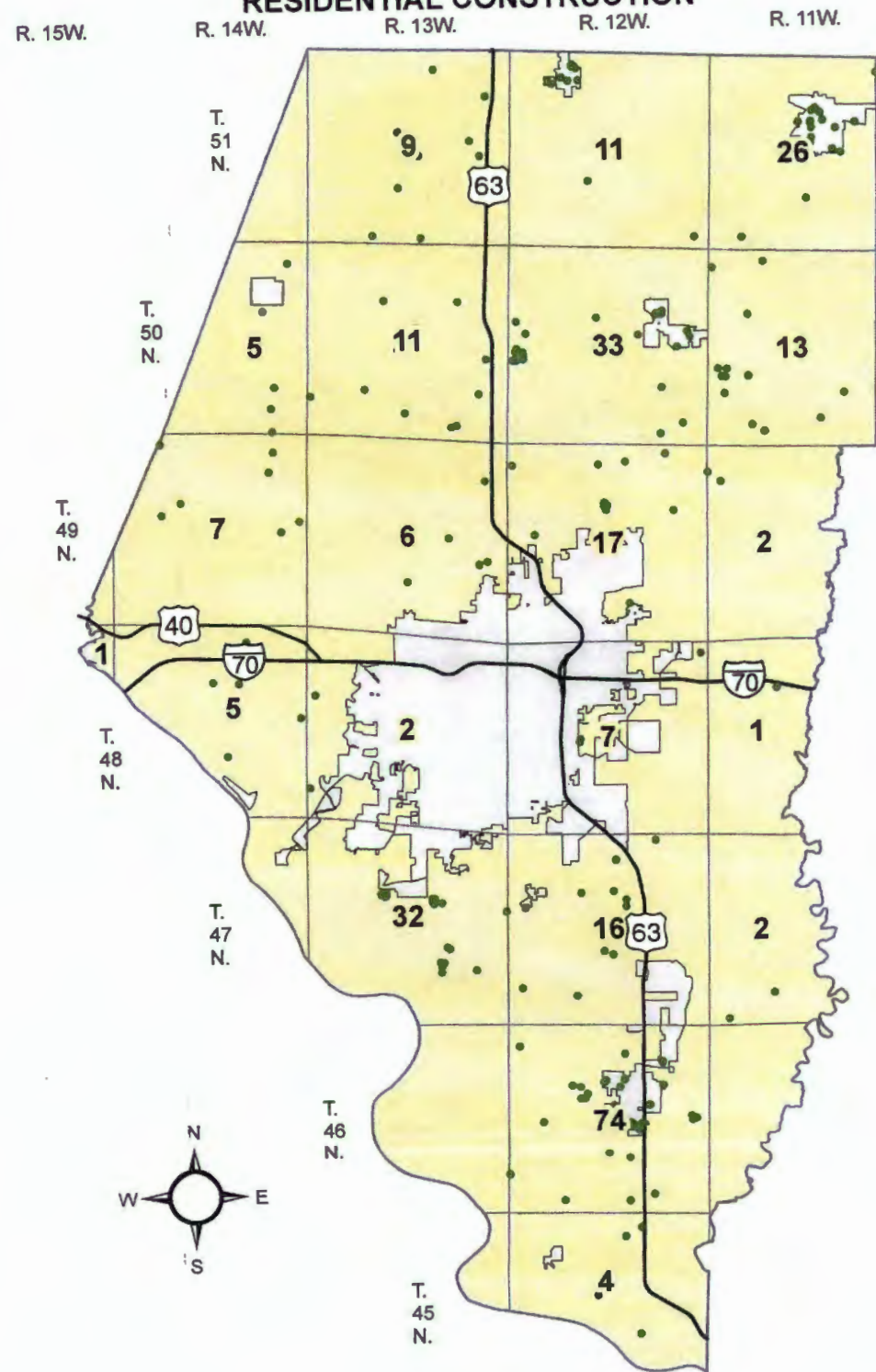




# ALL CONSTRUCTION



# RESIDENTIAL CONSTRUCTION





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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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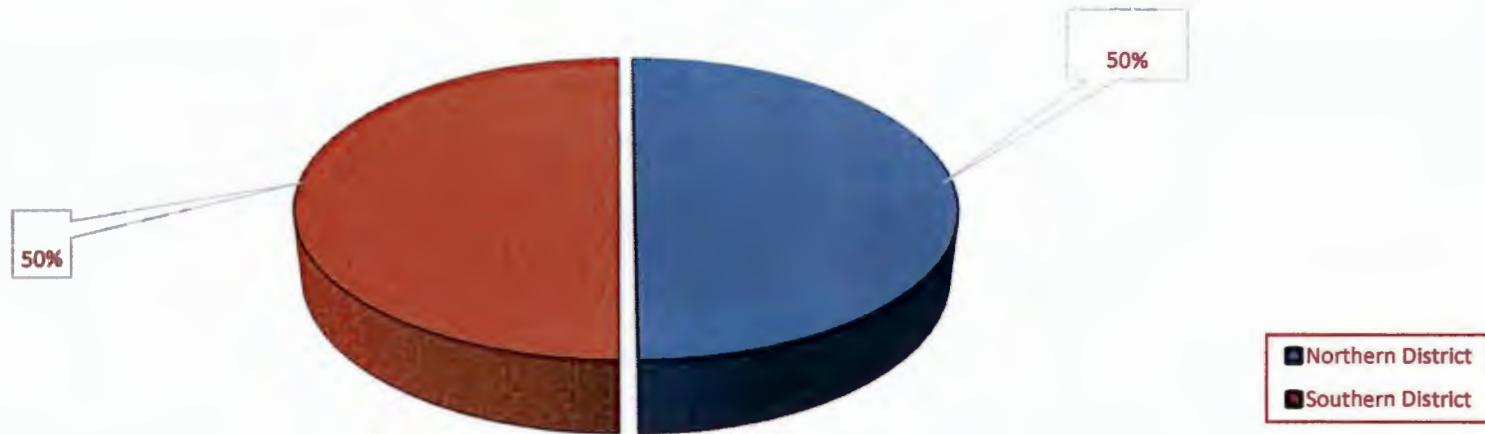
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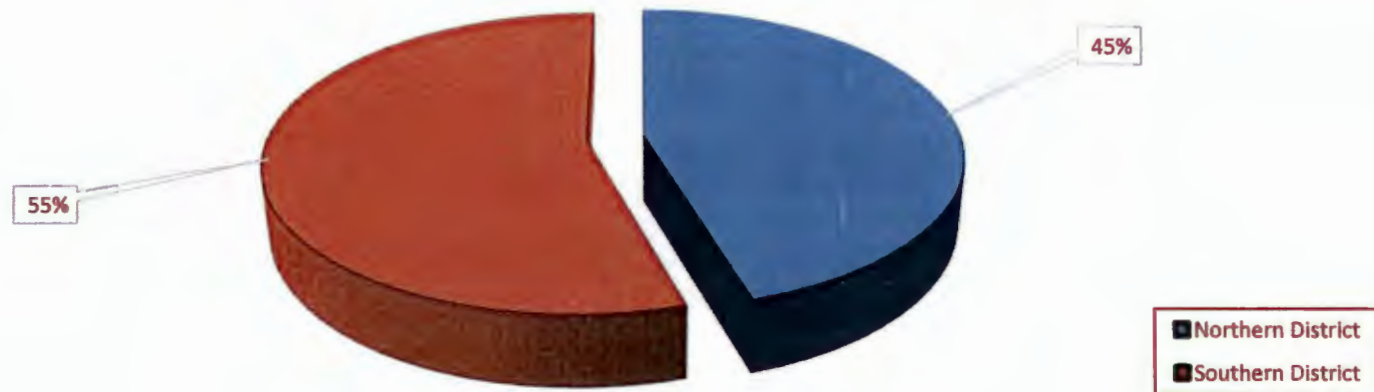
2018	BUILDING CONSTRUCTION PERMITS		2018
STATUS CODE	CONSTRUCTION TYPE	NUMBER	VALUATION
	RESIDENTIAL		
101	SINGLE FAMILY RESIDENTIAL	269	\$ 64,030,422.00
102	SINGLE FAMILY ATTACHED	7	\$ 2,600,000.00
103	TWO FAMILY BUILDINGS	0	\$ -
104	THREE AND FOUR FAMILY	0	\$ -
105	FIVE OR MORE FAMILY	0	\$ -
112	MOBILE 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



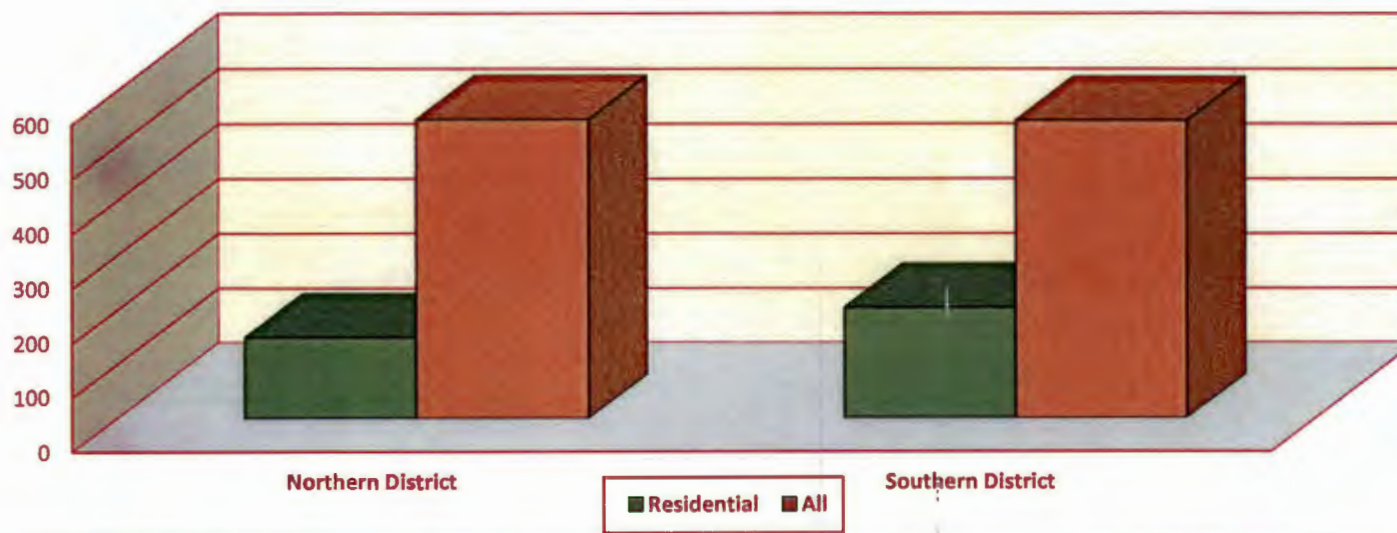
### 2018 CONSTRUCTION



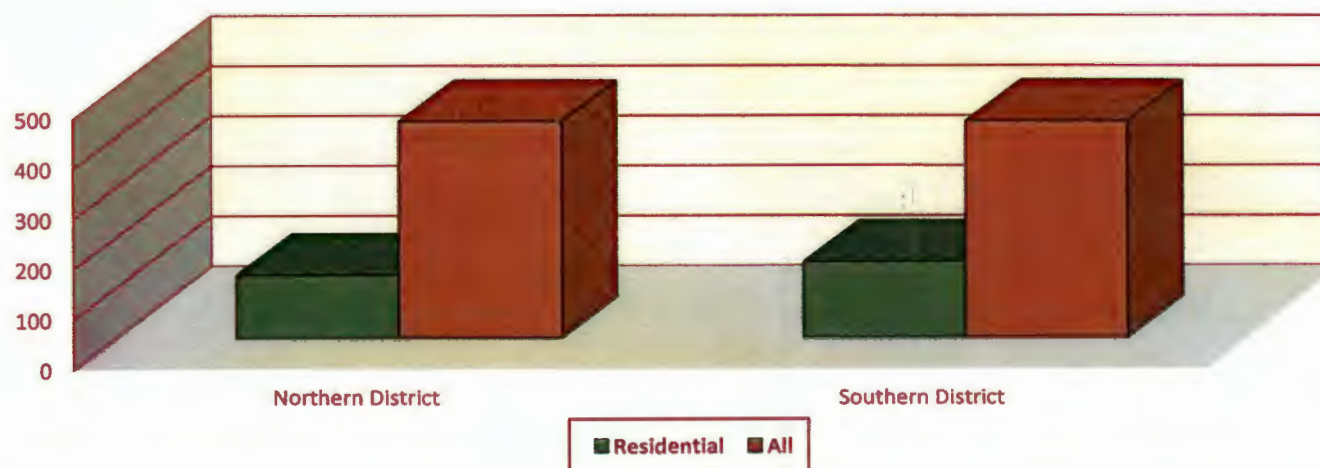
### 2018 RESIDENTIAL



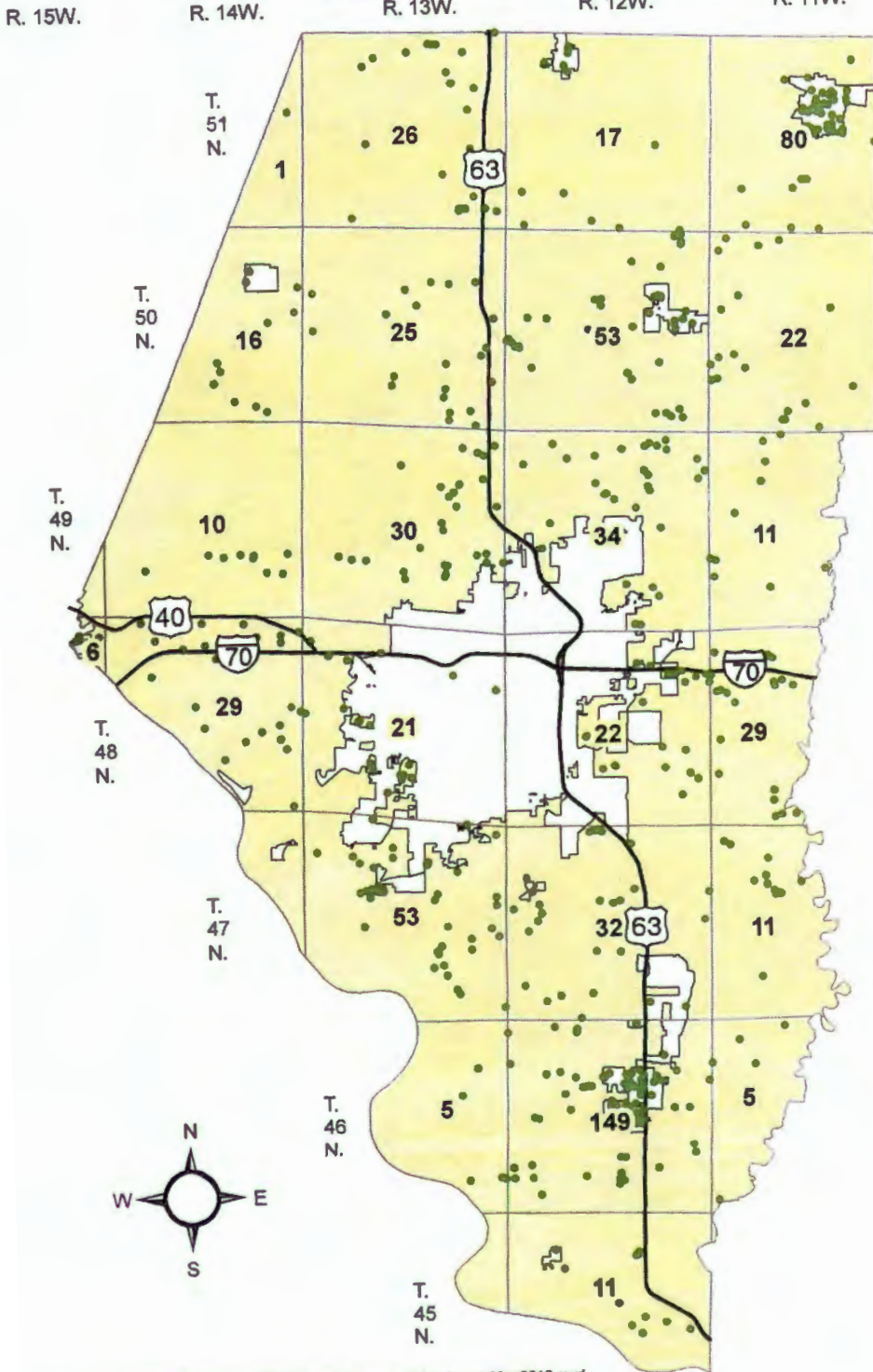
## 2017 CONSTRUCTION



## 2018 CONSTRUCTION



# ALL CONSTRUCTION



# RESIDENTIAL CONSTRUCTION

