

BOONE COUNTY PLANNING & ZONING COMMISSION
BOONE COUNTY GOVERNMENT CENTER – COMMISSION CHAMBERS
801 E. WALNUT ST., COLUMBIA, MO

AGENDA

7:00 P.M.

Thursday, November 20, 2025

TO ACCESS THIS MEETING BY PHONE CALL: 701-801-1211; ACCESS CODE 758-401-651

- I. Meeting called to order, Boyd Harris, Chairperson.
- II. Roll call, Greg Martin, Secretary
- III. Review minutes of last meeting.
- IV. Statement by Chairperson.

V. REZONING REQUESTS

1. Request by Anderson Homes Foundation Inc to rezone to Planned Single-Family Residential (R-SP) and to approve a Review Plan for Spencer Hills Plat 4 on 6.98 acres located at 599 E Clearview Dr, Columbia. Missouri Township. **(open public hearing)**.
2. Request by Lonnie Wright & Lorri Maher (note: Application states Lorri Reynolds – deed states Lorri Maher) to rezone from Agriculture 1 (A-1) to Agriculture 2 (A-2) on 40 acres located at 9451 E Old Hwy 124, Hallsville. Rocky Fork Township. **(open public hearing)**.
3. Request by Sapp Rental Properties LLC to rezone from General Commercial (C-G) to Single-Family Residential on 0.56 acres located at 10701 S Rte N, Columbia. Rock Bridge Township. **(open public hearing)**.
4. Request by RML Investment Properties LLC to rezone to Planned General-Industrial (M-GP) and to approve a Review Plan for Concorde South Lots 8 & 9 on 8.95 acres located at 5150 E Meyer Industrial Drive, Columbia. Rock Bridge Township. **(open public hearing)**.
5. Request by Happy Hollow Investments LLC to rezone to Planned General-Industrial (M-GP) and to approve a Review Plan for Concorde South Lots 8 & 9 on 8.95 acres located at 5150 E Meyer Industrial Drive, Columbia. Rock Bridge Township. **(open public hearing)**.
- ~~6. Request by Merle & Charlotte Smarr to rezone from Planned Light Industrial (M-LP) to Light Industrial (M-L) on 10 acres located at 4949 I 70 Drive NW, Columbia. Missouri Township. **(open public hearing)**.~~

VI. PLANNED DEVELOPMENTS

1. Request by D Who Land LLC & Jordan Parker to approve a Final Development Plan for Five Pines Subdivision PRD on 174.98 acres located at 8100 E Richland Rd, Columbia. Columbia Township.
2. Request by West Creek Properties LLC to approve a Final Development Plan for NewTown Lot C1 on 1.51 acres located at 6855 S Coneflower Ave, Columbia. Rock Bridge Township.

VII. PLATS

1. Spencer Hills, Plat 4 PRD Preliminary Plat. R-M. S24-T49N-R13W. Dwight Douglas Wheeler, owner. David Borden, surveyor.
2. Wendser Manor. A-2. S24-T47N-R13W. Rock Bridge Township. Wendling Development LLC, owner. Kevin Schweikert, surveyor.
3. Salter Subdivision. A-2. S26-T46N-R12W. Cedar Township. The Starting Five LLC, owner. Kevin Schweikert, surveyor.
4. Esch-Holliday Subdivision. A-2. S19-T46N-R12W & S24-T46N-R13W. Cedar Township. Matthew & Diann Holliday, owners. Kevin Schweikert, surveyor.
5. The Glades, Plat 1A. A-2. S26-T48N-R14W. Katy Township. Hemme Construction LLC, owner. David Borden, surveyor.
6. Sunset Acres. A-2. S11-T46N-R12W. Three Creeks Township. Sundown Acres LLC, owner. Kevin Schweikert, surveyor.
7. Delmar Estates (holding place).

Agenda subject to change, please check with the Planning Office to verify an item is still on the agenda. For multi-media support please make arrangements with staff 24 hours in advance of the meeting date. A hard copy of any presentation, including photos and drawings must be given to staff for the permanent record. For more information about the above requests go to:

<https://www.showmeboone.com/resource-management/planning-zoning/land-use-requests/>

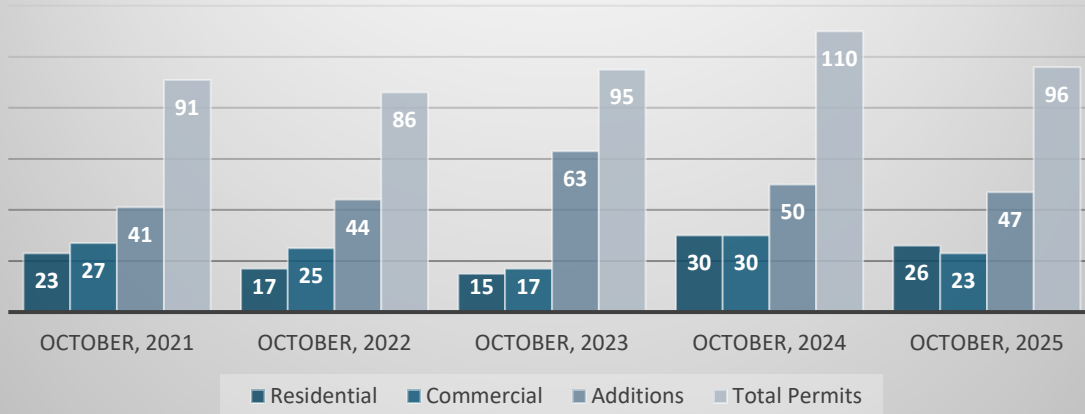
VIII. OLD BUSINESS

1. Update on Commission action.

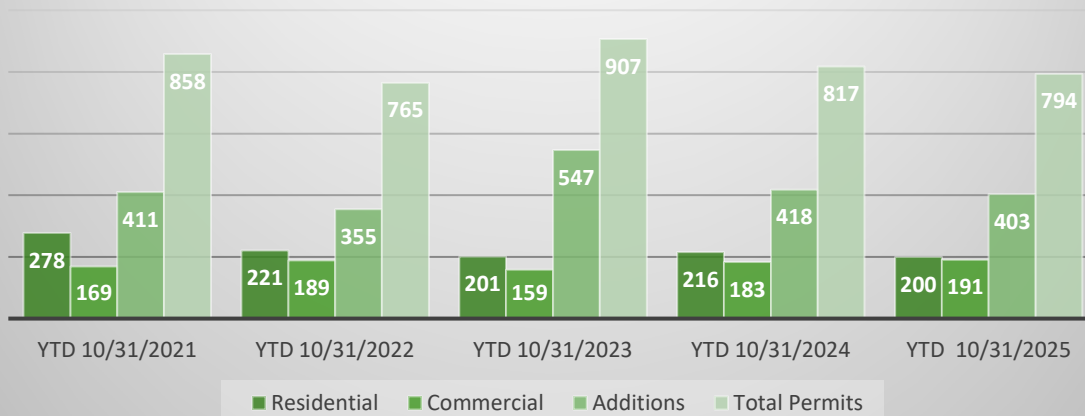
IX. NEW BUSINESS

X. ADJOURN

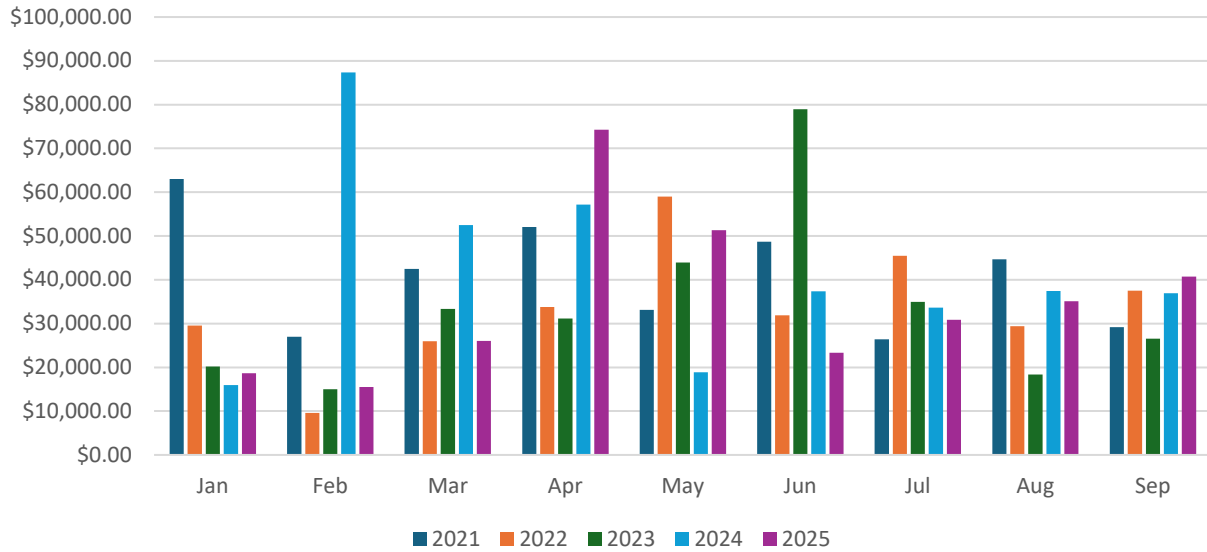
Monthly Building Permit Comparison by Number of Permits October 2021-2025



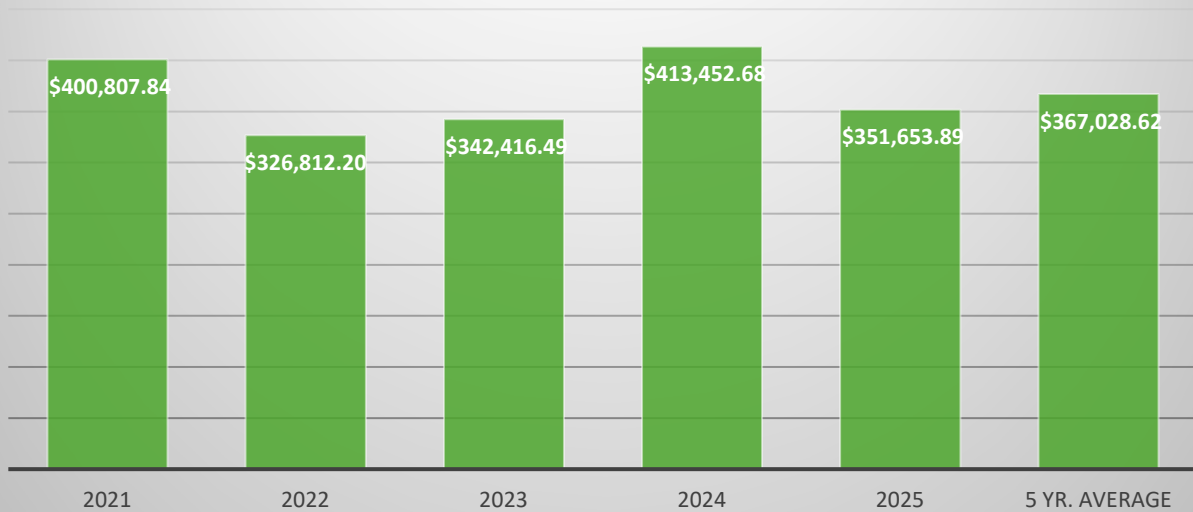
Year to Date Building Permit Comparison by Number of Permits October 31, 2021-2025



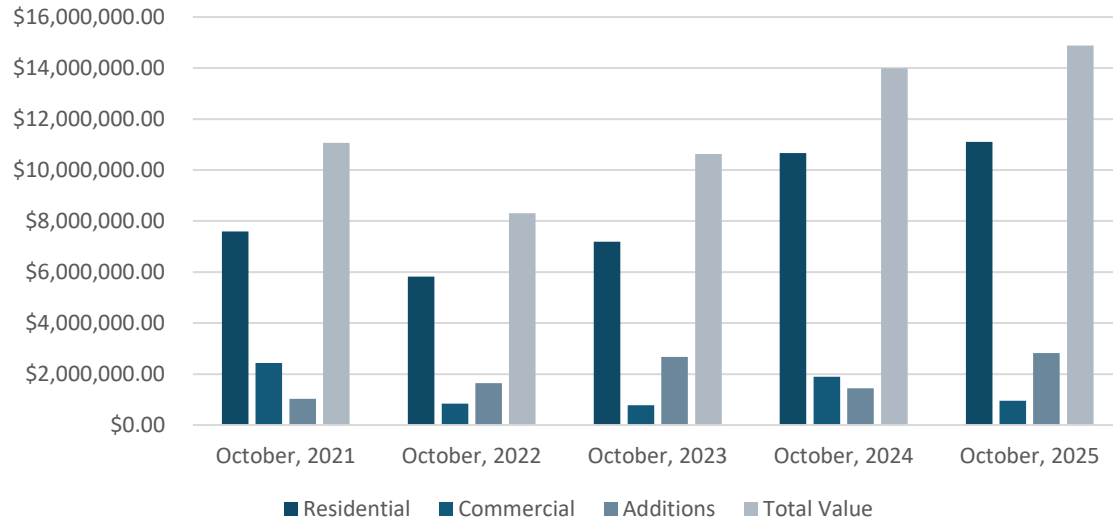
Monthly Building Permit Revenue Comparison January 1 - October 31, 2021 -2025



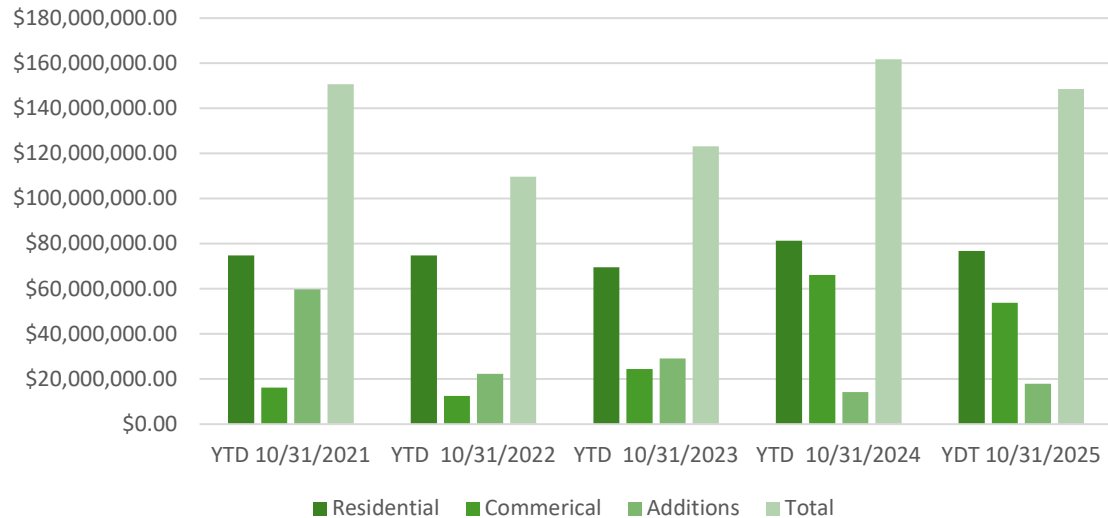
Building Permit Revenue Year to Date Comparison October, 2021-2025



MONTHLY BUILDING PERMIT COMPARISON BY VALUATION OCTOBER 2021-2025



YEAR TO DATE BUILDING PERMIT COMPARISON BY VALUATION OCTOBER 31, 2021-2025



CONSTRUCTION LOCATIONS FOR 2025 - OCTOBER

