

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

**AGENDA**

**7:00 P.M.**

**Thursday, December 18, 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).**

**VI. PLANNED DEVELOPMENTS**

- 1. Request by RML Investment Properties LLC and Happy Hollow Investments to approve a Final Development Plan for Concorde South Lots 8 & 9 on 11.95 acres located at 5150 E Meyer Industrial Drive, Columbia. Rock Bridge Township.

**VII. PLATS**

- 1. Spencer Hills, Plat 4 PRD Preliminary Plat. R-M. S24-T49N-R13W. Missouri Township. Dwight Douglas Wheeler, owner. David Borden, surveyor.
- 2. Highway OO Estates. A-2. S29-T50N-R11W. Rocky Fork Township. Andrew Phillippe, owner. Kevin Schweikert, owner.
- 3. Bennett's Farm Plat 1. A-2. S17-T47N-R12W. Three Creeks Township. Howard & Marilyn Bennett Trust, owner. James Patchett, surveyor.
- 4. Delmar Place. A-2. S19-T49N-R13W & S24-T49N-R14W. Katy Township. Alta Vista Properties, owner. David Borden, surveyor.

**VIII. OLD BUSINESS**

- 1. Request by Lonnie Wright & Lorri (Maher) Reynolds 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. **Tabled from November 20, 2025. (open public hearing).**
- 2. Update on Commission action.

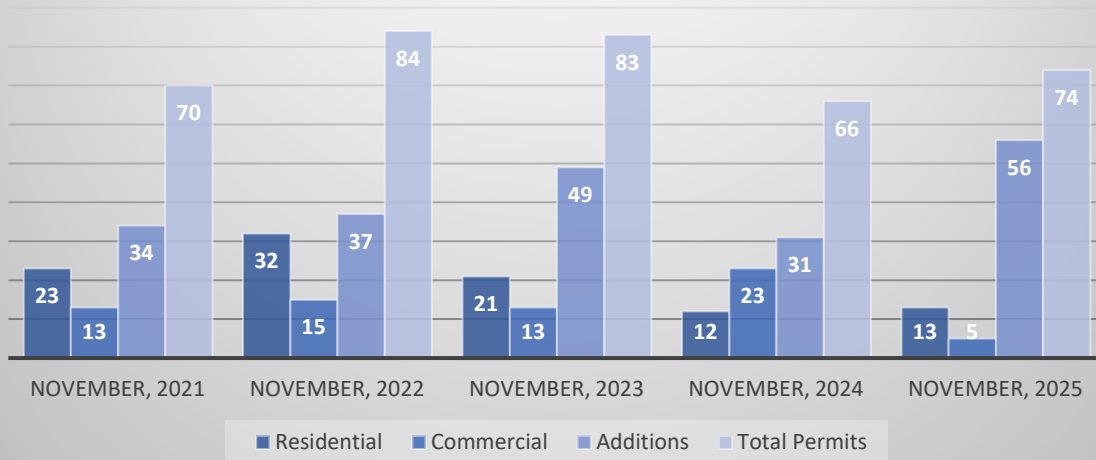
**IX. NEW BUSINESS**

**X. ADJOURN**

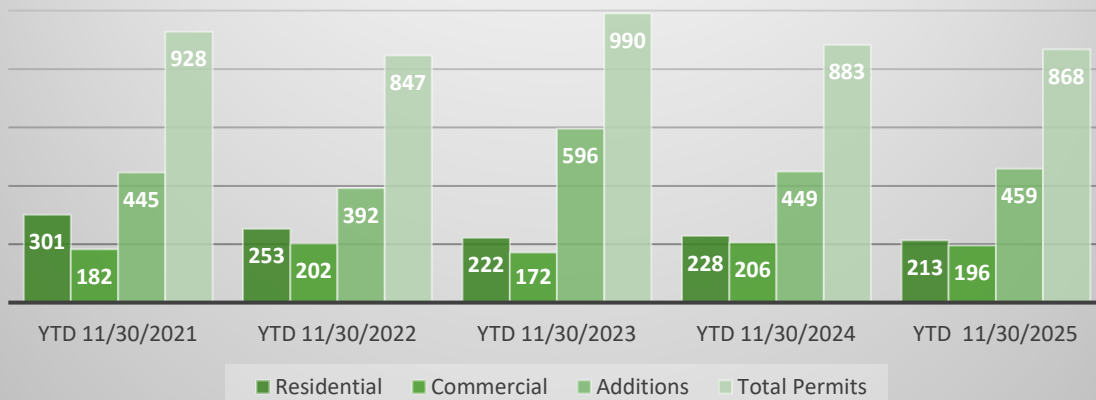
Agenda subject to change, please check with the Planning Office to verify an item is still on the agenda. For multi-media support please make arrangements with staff 24 hours in advance of the meeting date. A hard copy of any presentation, including photos and drawings must be given to staff for the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

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

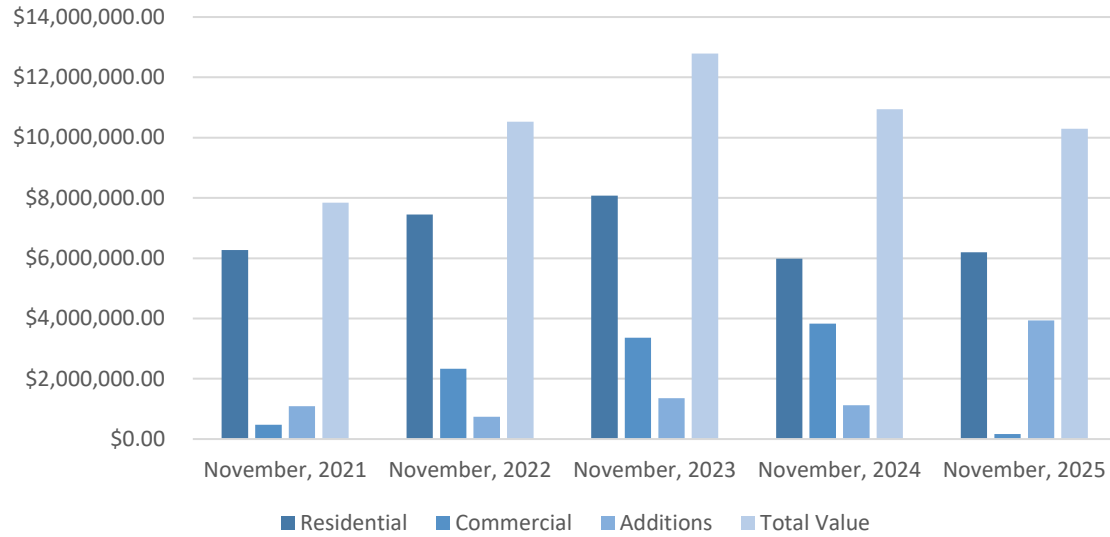
## Monthly Building Permit Comparison by Number of Permits November 2021-2025



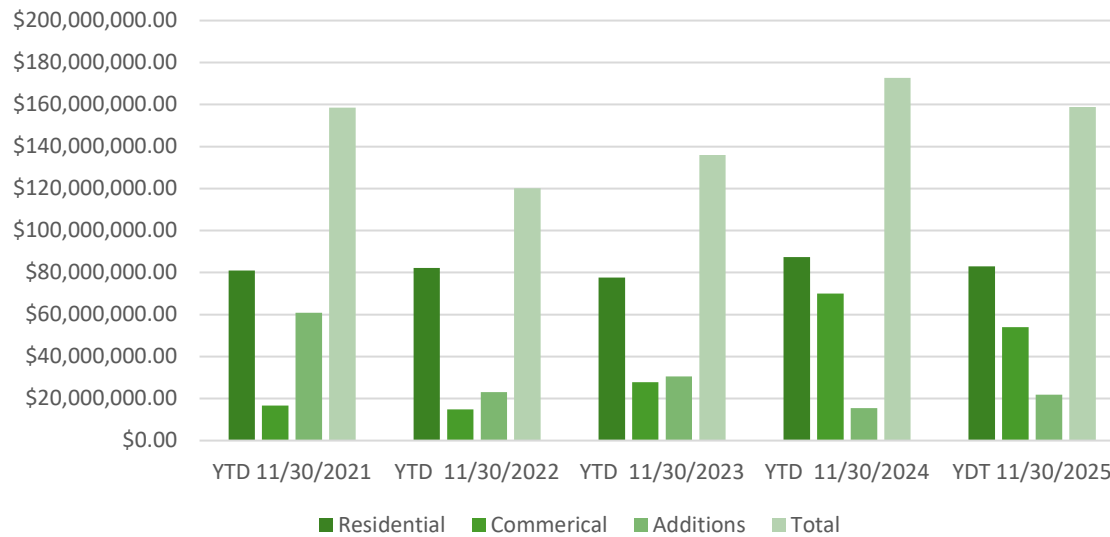
## Year to Date Building Permit Comparison by Number of Permits November 30, 2021-2025



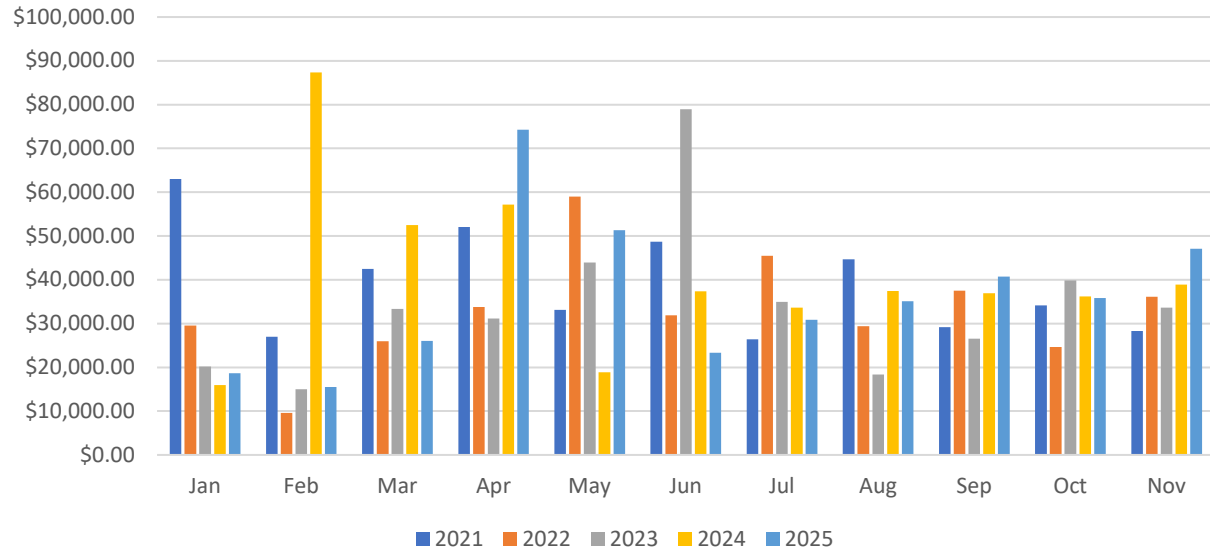
### MONTHLY BUILDING PERMIT COMPARISON BY VALUATION NOVEMBER 2021-2025



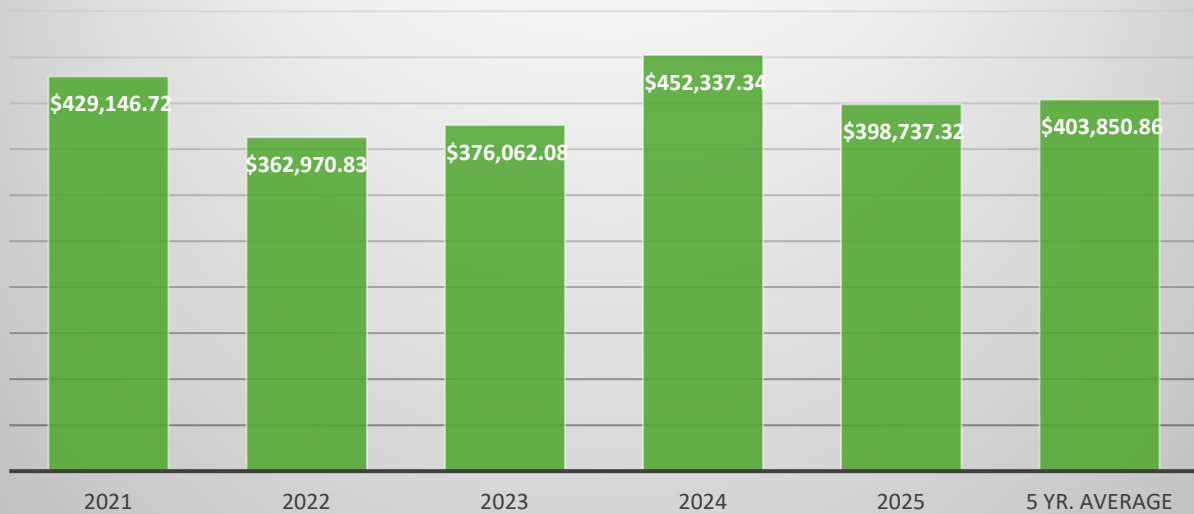
### YEAR TO DATE BUILDING PERMIT COMPARISON BY VALUATION NOVEMBER 31, 2021-2025



### Monthly Building Permit Revenue Comparison January 1 - November 30, 2021 -2025



### Building Permit Revenue Year to Date Comparison November, 2021-2025



# CONSTRUCTION LOCATIONS FOR 2025 - NOVEMBER

