

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

AGENDA

7:00 P.M.

Thursday, February 19, 2026

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 Kimberlee Butler & Brenda Butler to rezone from Agriculture-Residential (A-R) to Agriculture 2 (A-2) on 66.62 acres located at 655 W Botner Rd, Columbia. Perche Township. **(open public hearing)**.

VI. PLANNED DEVELOPMENTS

1. Request by Anderson Homes Foundation Inc to approve a Final Development Plan for Spencer Hills, Plat 4 on 6.98 acres located at 599 E Clearview Dr, Columbia. Missouri Township.

VII. PLATS

1. Windmill Way. A-2. S24-T47N-R13W. Wendling Development LLC, owner. Kevin Schweikert, surveyor. Rockbridge Township
2. Ravenwood Plat 2B. R-SP. S1-T48N-R14W. Fred Overton Development, owner. David Borden, surveyor. Katy Township.
3. The Cedars, Plat 1. A-RP. S1-T48N-R12W. Hemme Construction LLC, owner. Dvid Borden, surveyor. Columbia Township.
4. Higher Ground Subdivision Plat 3. A-2. S24-T50N-R14W. Stephen & Carolyn Nagel, owners. Kevin Schweikert, surveyor. Perche Township.
5. Haithcoat Subdivision. A-2. S13-T49N-R12W. Timothy & Kellie Haithcoat, owners. Kevin Schweikert, surveyor. Rocky Fork Township.

VIII. OLD BUSINESS

1. Update on Commission action.

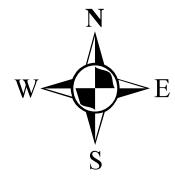
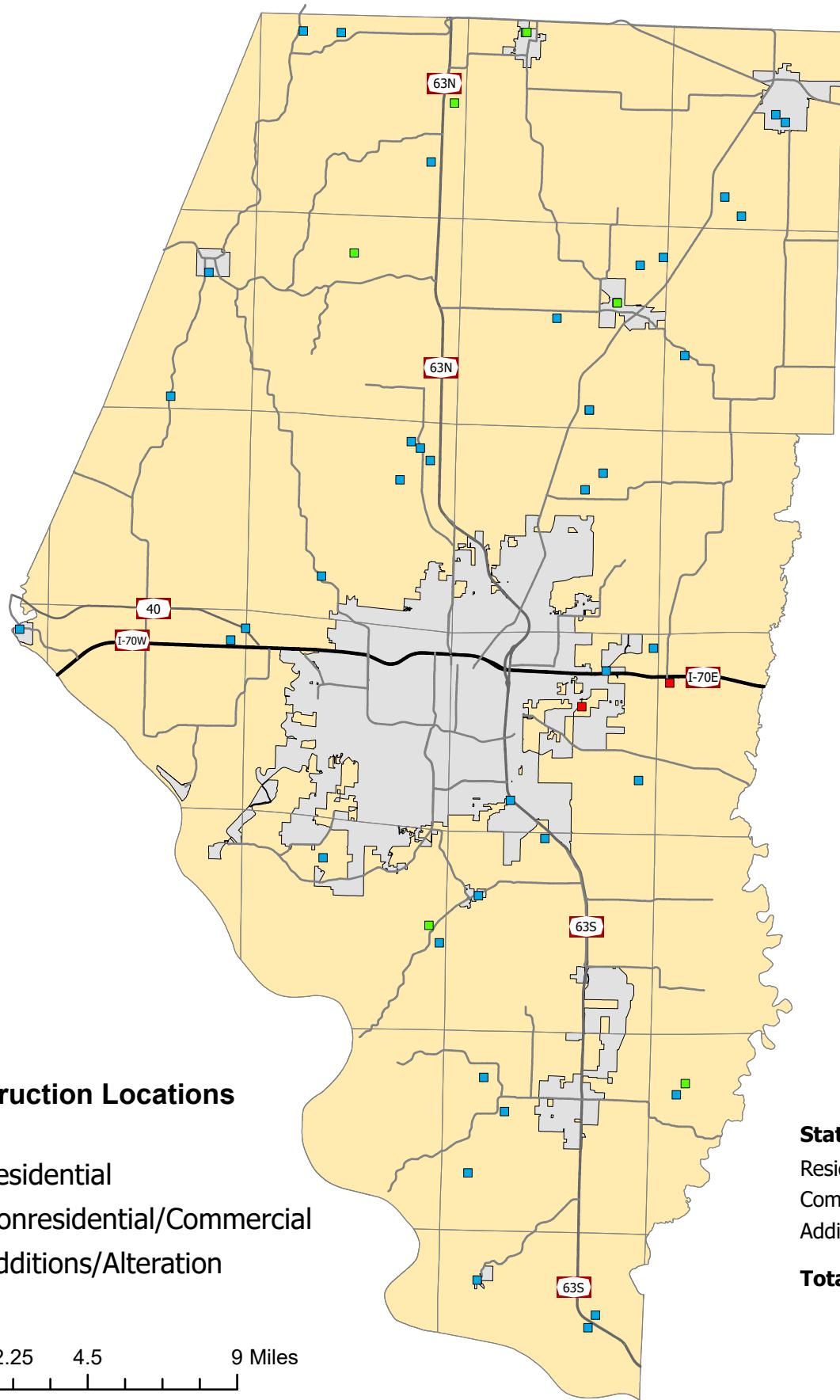
IX. NEW BUSINESS

1. Public Hearing – Proposed Regulatory Changes to Support Affordable Housing
2. Request by Jacob Knudsen to vacate lots 1 & 2 of Hillside Subdivision; 6399 S Old Village Rd, Columbia. A-R. – REPORT ONLY

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/>

CONSTRUCTION LOCATIONS FOR 2026 - JANUARY



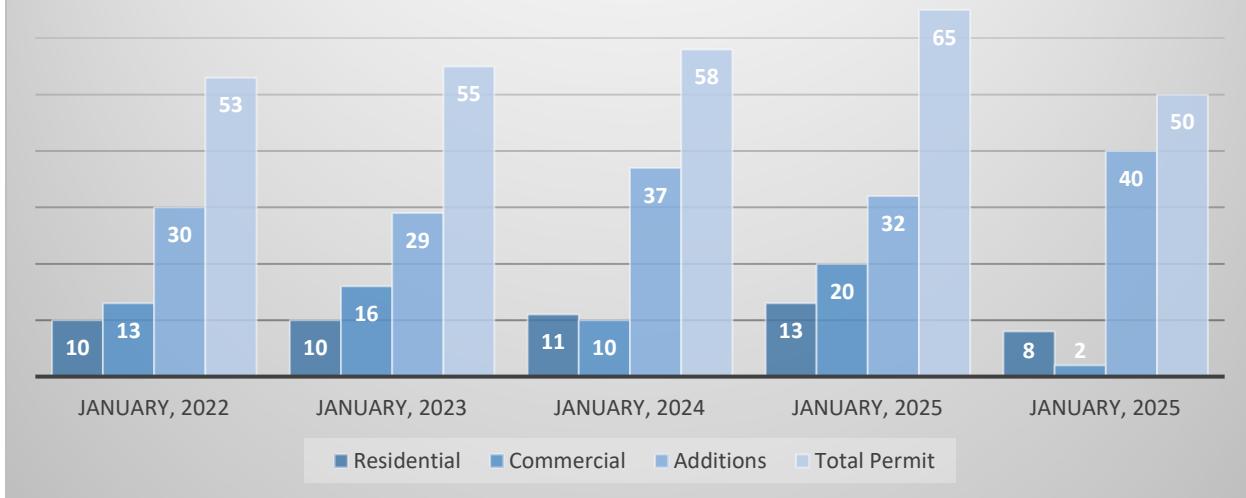
Statistics:

Residential: 8
Commercial: 2
Additions/Alteration: 40

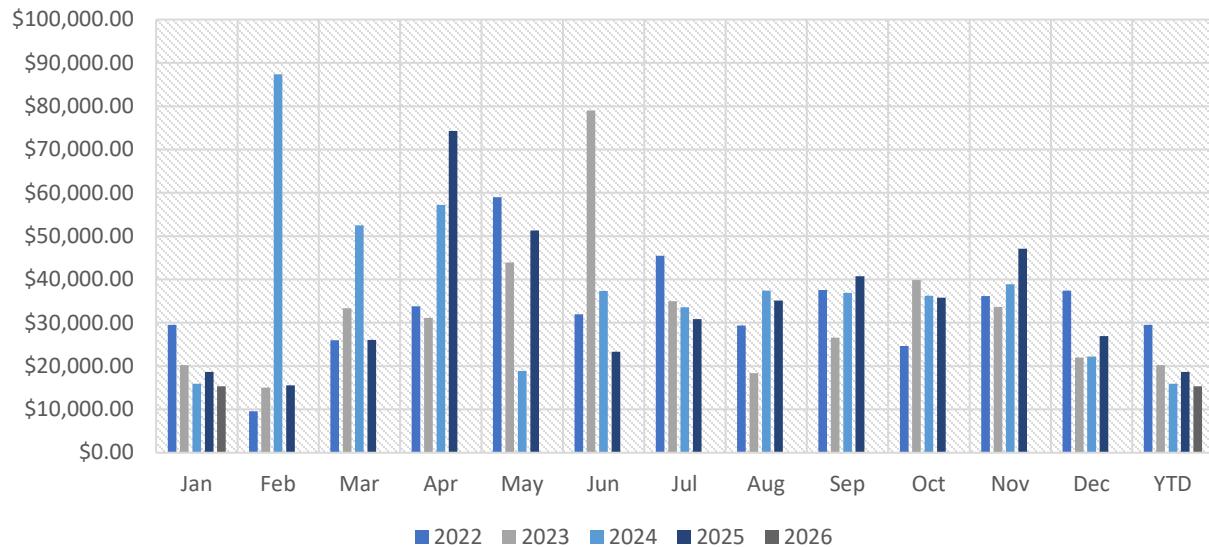
Total: 50

Monthly Building Permit Comparison by Number of Permits

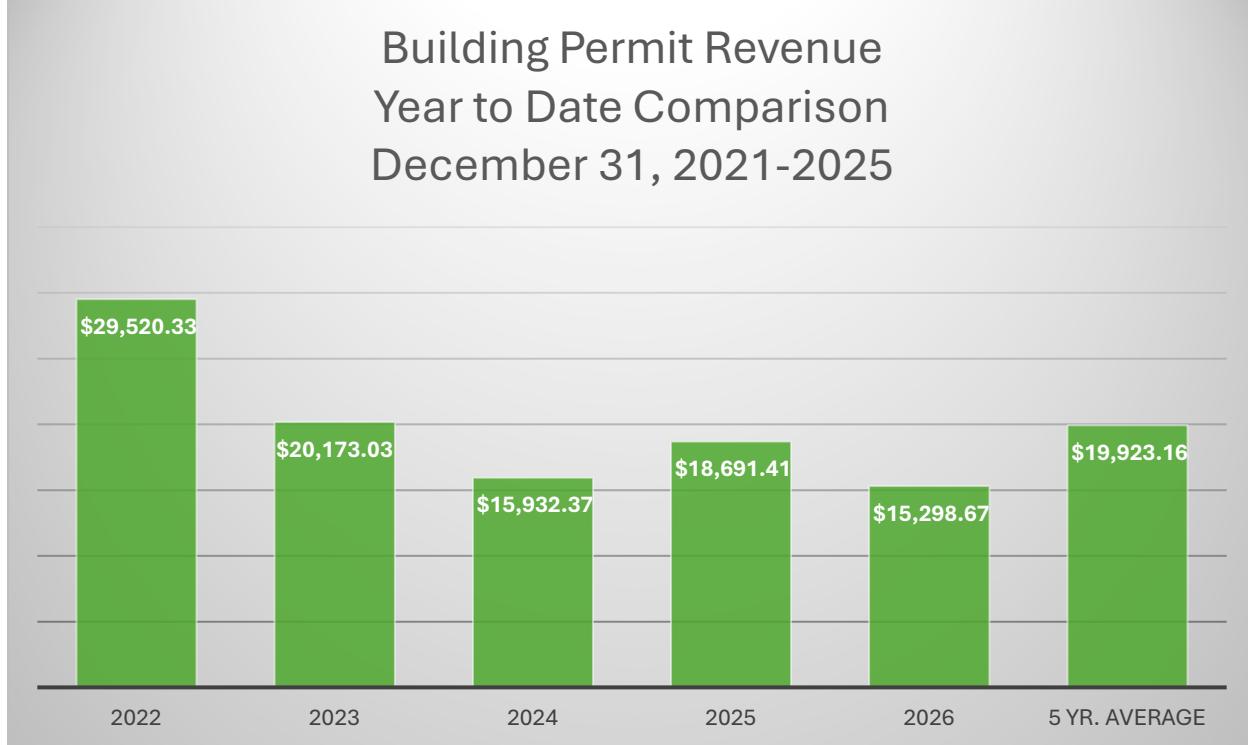
January, 2026



**Monthly Building Permit
Revenue Comparison**
January 1 - December 31, 2022-2026



**Building Permit Revenue
Year to Date Comparison**
December 31, 2021-2025



**MONTHLY BUILDING PERMIT
COMPARISON BY VALUATION
JANUARY, 2026**

