BOONE COUNTY PLANNING & ZONING COMMISSION

BOONE COUNTY GOVERNMENT CENTER – ROOM 214

801 E. WALNUT ST., COLUMBIA, MO

AGENDA 7:00 P.M. Thursday, October 15, 2026

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

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

V. CONDITIONAL USE PERMITS

1. Request by Hemme Construction LLC for a conditional use permit for an outdoor recreation facility in the Planned Agriculture-Residential (A-RP) zoning district on 0.5 acres located at 2484 N Slickrock Dr, Columbia. Columbia Township. **(open public hearing).**

VI. REZONING REQUESTS

1. Request by Route Z Investments LLC to rezone from General Commercial (C-G) to Planned Light Industrial (M-LP) and to approve a review plan for Little General Route Z – Lot 1A & Lot 2A on 7.31 acres located at 652 N Rangeline Road, Columbia. Columbia Township. **(open public hearing)**
2. Request by K & P Holdings LLC & Abadi's Property LLC to rezone from Planned Light Industrial (M-LP) to General Commercial (C-G) on 1.68 acres located at 5175 E Shalimar Drive, Columbia. Missouri Township. **(open public hearing)**
3. Request by RML Investment Properties LLC to rezone to Planned General Industrial (M-GP) and to approve a review plan for Concorde South Plat 2, Lot 8A on 7.35 acres located at 5080 E Meyer Industrial Drive, Columbia. Rock Bridge Township. **(open public hearing)**

VII. PLANNED DEVELOPMENTS

1. Request by Hemme Construction to approve a Final Development Plan in the Planned Agriculture-Residential zoning district for The Cedars on 50.69 acres located at 2480 N Slickrock Dr, Columbia. Columbia Township.
2. Request by Concorde Plaza LLC to rezone to approve a Final Development Plan for Concorde South Plat 1B, Lot 1A on 4.86 acres located at 5755 S Tom Bass Rd, Columbia. Rock Bridge Township.

VIII. PLATS

1. Sage Pointe. A-2. S16-T50N-R11W. BLHS Investment LLC, owner. Kevin Schweikert, surveyor. Rocky Fork Township. 08-500-16-00-005.00 01
2. Stidham Subdivision. A-2. S23-T51N-R11W. Charles & Lisa Stidham, owners. Don Bormann, surveyor. Centralia Township. 04-600-23-00-006.00 01

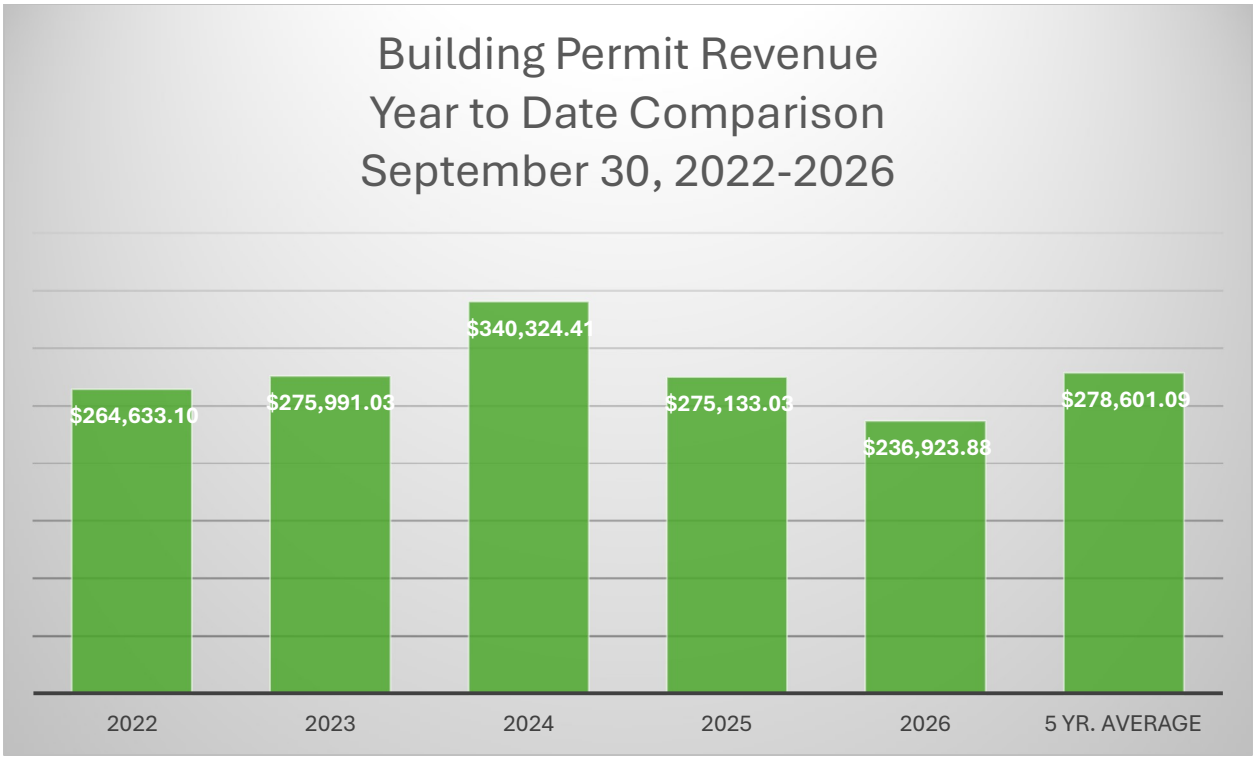
IX. OLD BUSINESS

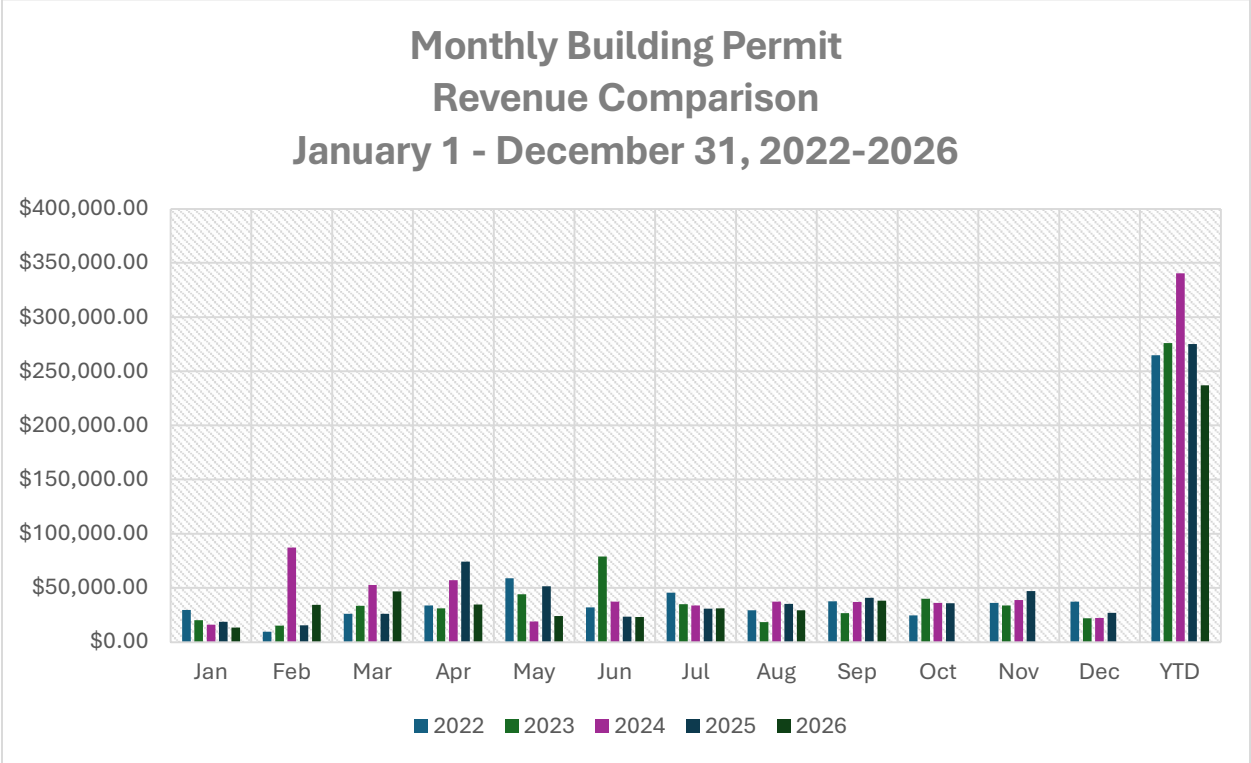
1. Update on Commission action.

X. NEW BUSINESS

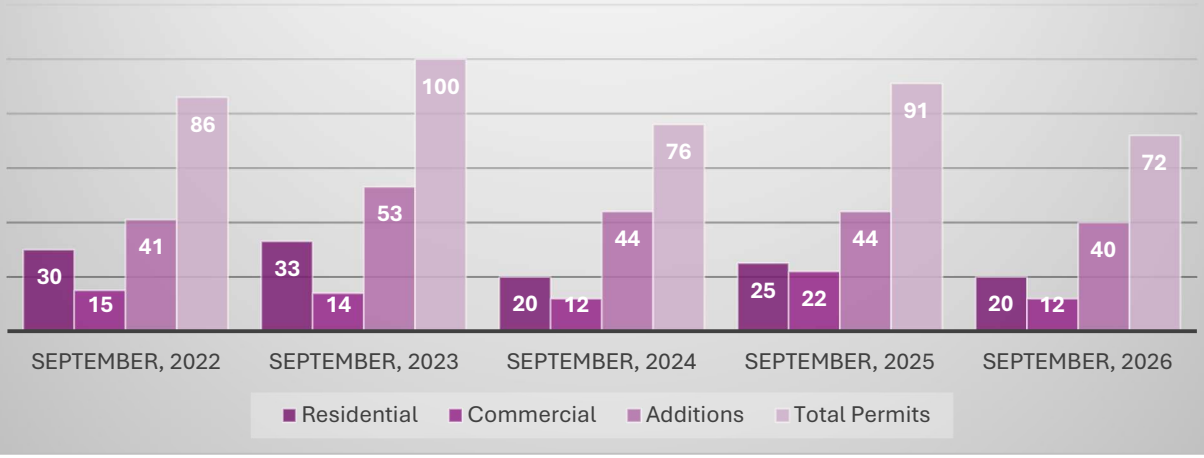
XI. ADJOURN

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/

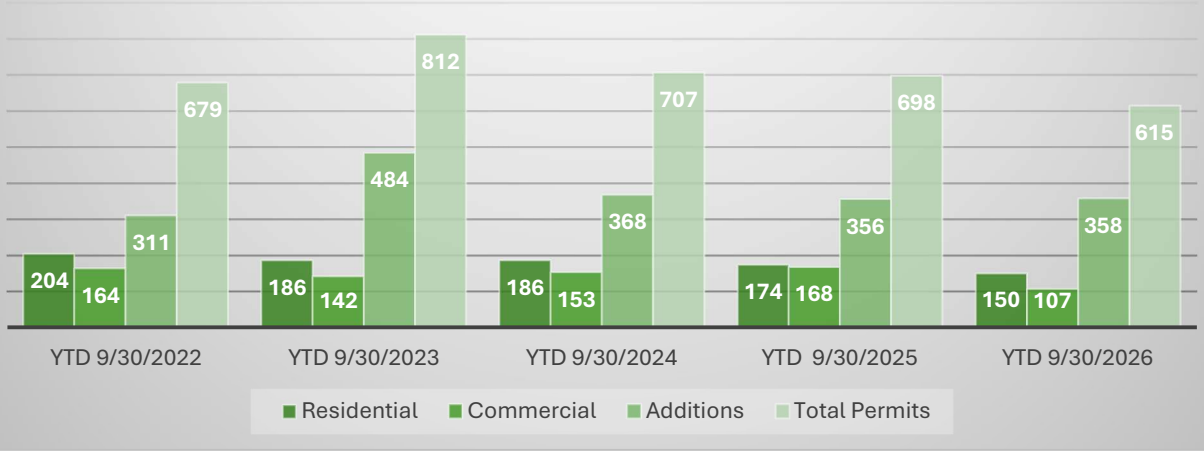

Building Permit Revenue
Year to Date Comparison
September 30, 2022-2026
$264,633.10
$275,991.03
$340,324.41
$275,133.03
$236,923.88
$278,601.09
2022
2023
2024
2025
2026
5 YR. AVERAGE

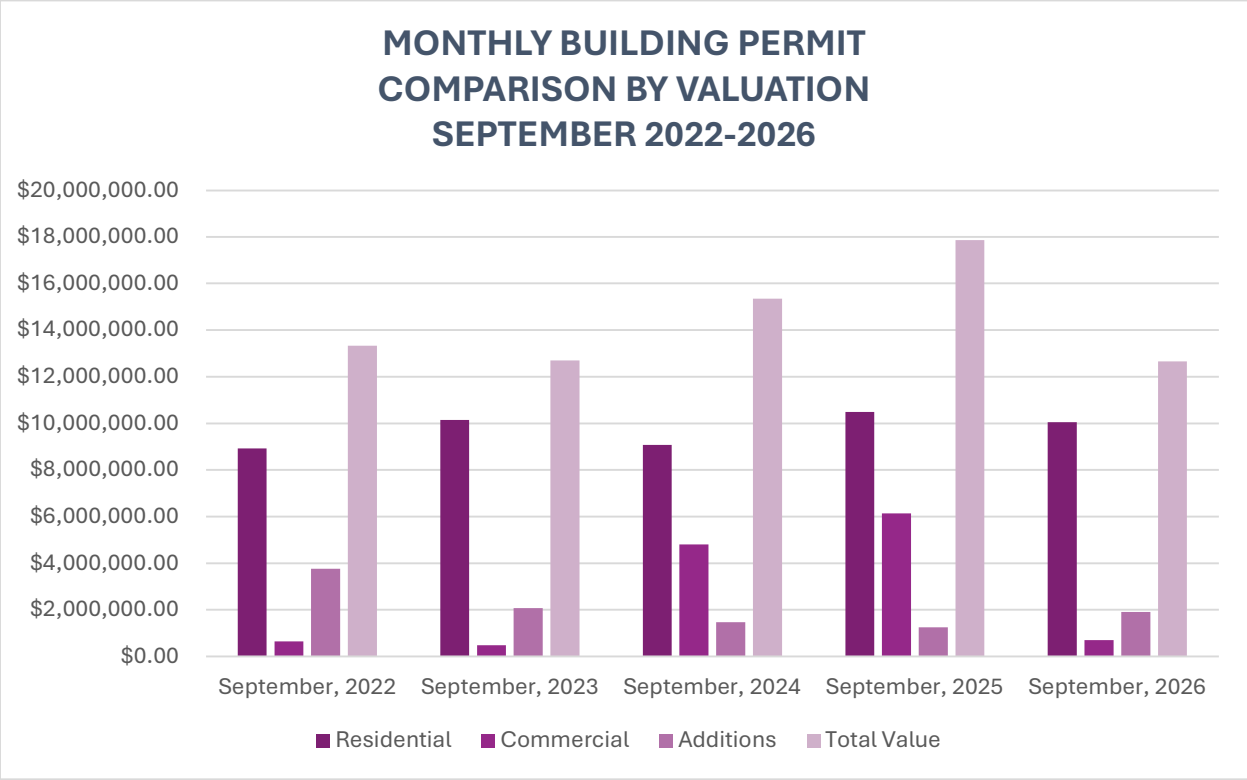

Monthly Building Permit
Revenue Comparison
January 1 - December 31, 2022-2026
$400,000.00
$350,000.00
$300,000.00
$250,000.00
$200,000.00
$150,000.00
$100,000.00
$50,000.00
$0.00
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
YTD
2022
2023
2024
2025
2026

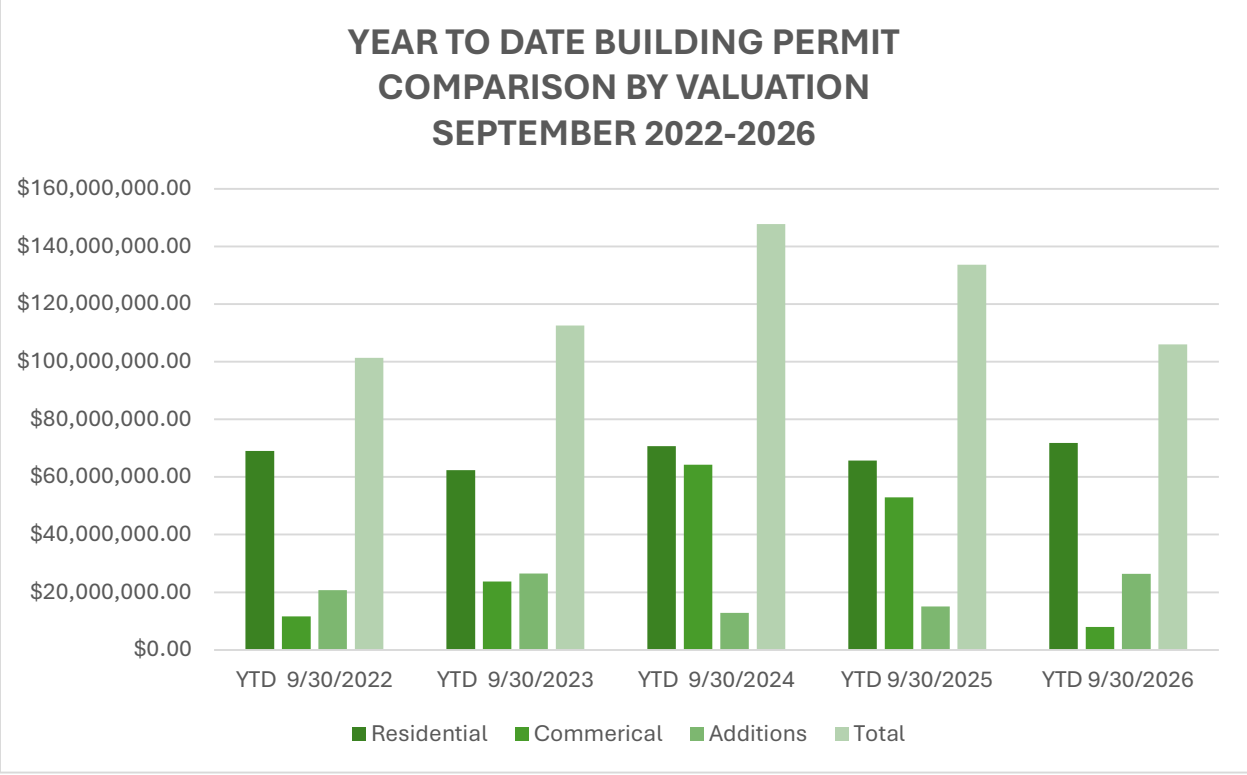
Monthly Building Permit Comparison by Number of Permits September 2022-2026



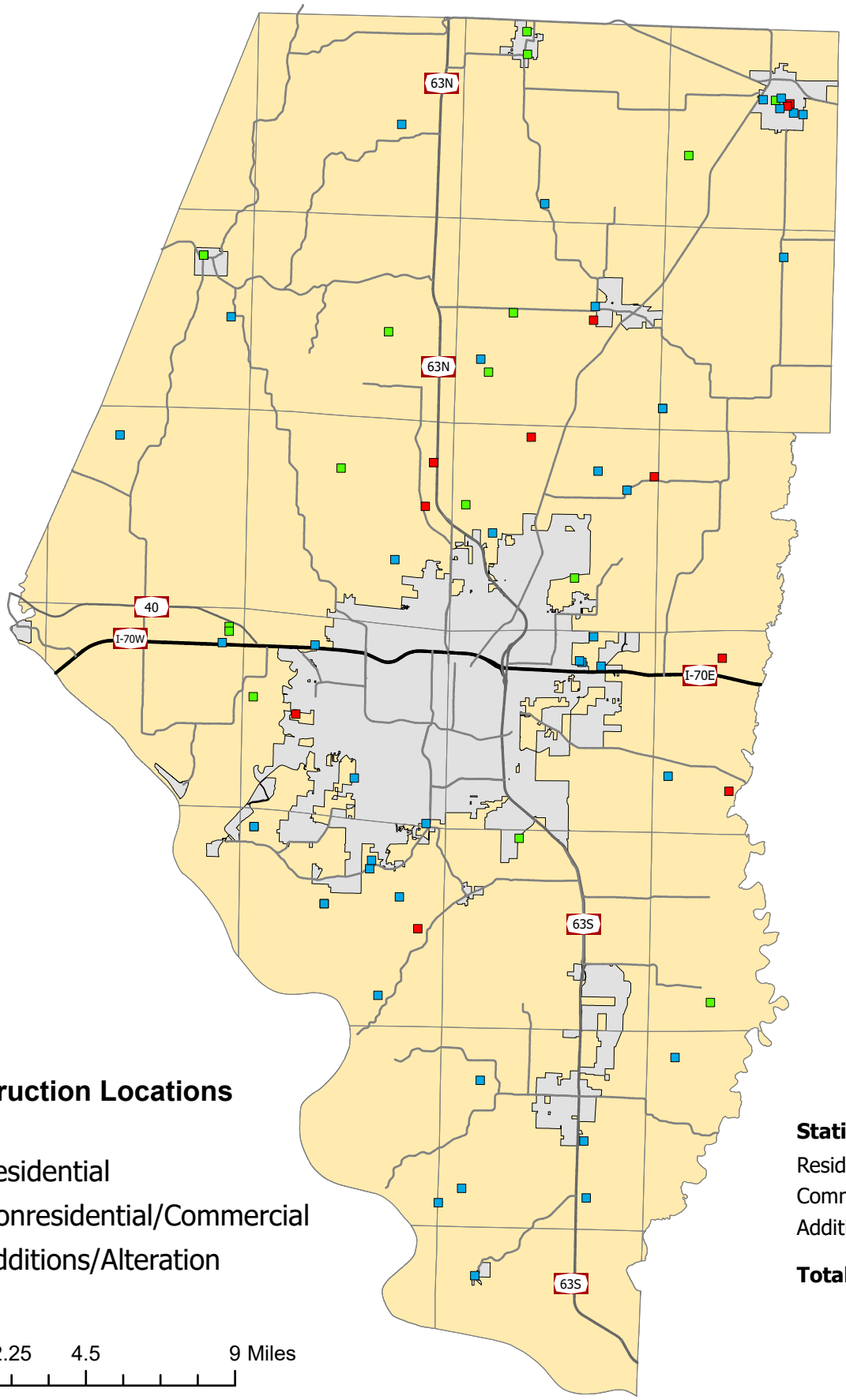
Year to Date Building Permit Comparision by Number of Permits September 2022-2026




MONTHLY BUILDING PERMIT
COMPARISON BY VALUATION
SEPTEMBER 2022-2026
$20,000,000.00
$18,000,000.00
$16,000,000.00
$14,000,000.00
$12,000,000.00
$10,000,000.00
$8,000,000.00
$6,000,000.00
$4,000,000.00
$2,000,000.00
$0.00
September, 2022
September, 2023
September, 2024
September, 2025
September, 2026
Residential
Commercial
Additions
Total Value


YEAR TO DATE BUILDING PERMIT
COMPARISON BY VALUATION
SEPTEMBER 2022-2026
$160,000,000.00
$140,000,000.00
$120,000,000.00
$100,000,000.00
$80,000,000.00
$60,000,000.00
$40,000,000.00
$20,000,000.00
$0.00
YTD 9/30/2022
YTD 9/30/2023
YTD 9/30/2024
YTD 9/30/2025
YTD 9/30/2026
Residential
Commerical
Additions
Total

CONSTRUCTION LOCATIONS FOR 2026 - SEPTEMBER



N
W
E
S

Construction Locations

- Residential
- Nonresidential/Commercial
- Additions/Alteration

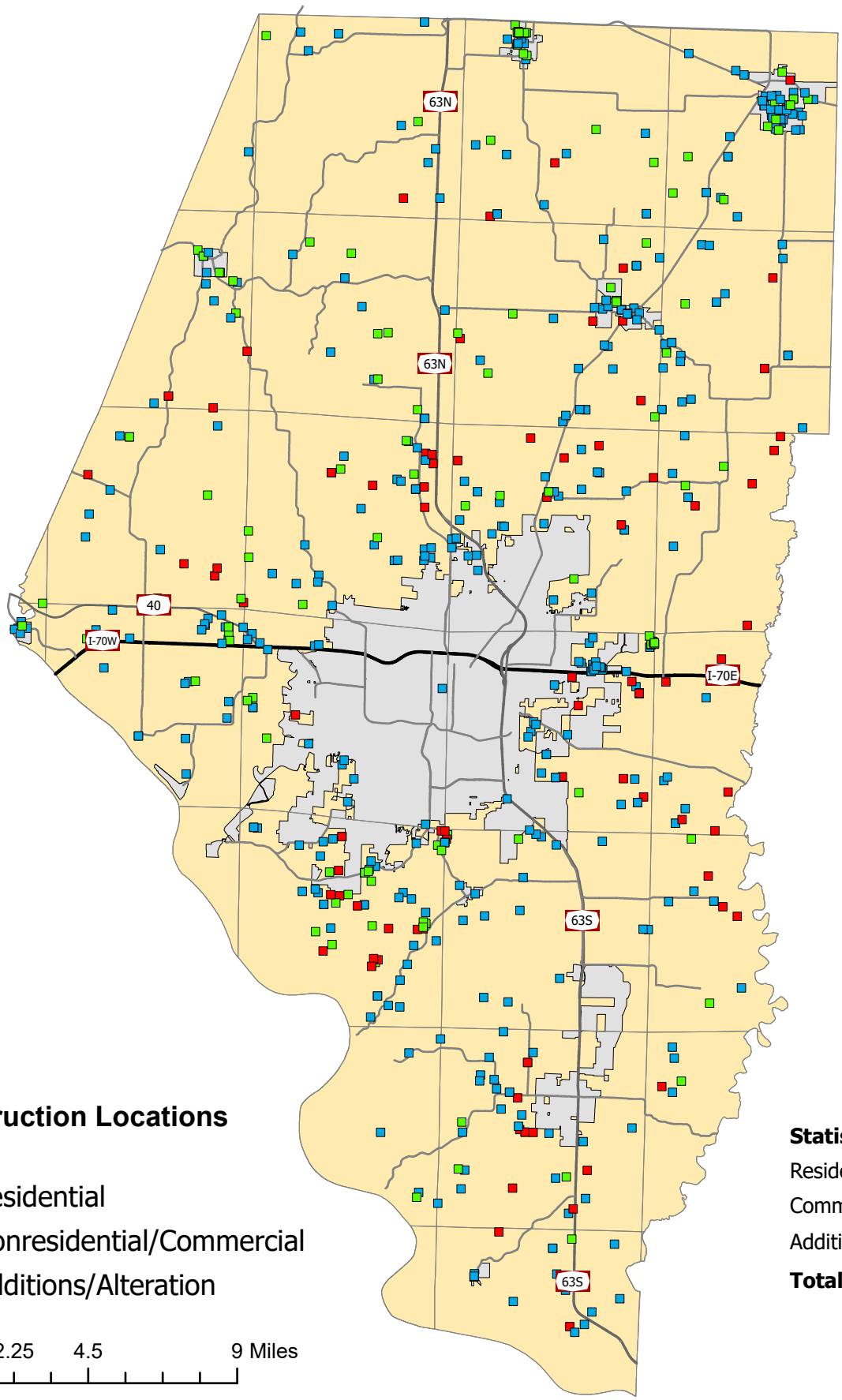
0 2.25 4.5 9 Miles

Statistics:

Residential: 20
Commercial: 12
Additions/Alteration: 40

Total: 72

CONSTRUCTION LOCATIONS FOR 2026 (JAN-SEPT)



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Construction Locations

- Residential
- Nonresidential/Commercial
- Additions/Alteration

0 2.25 4.5 9 Miles

Statistics:

Residential: 150

Commercial: 107

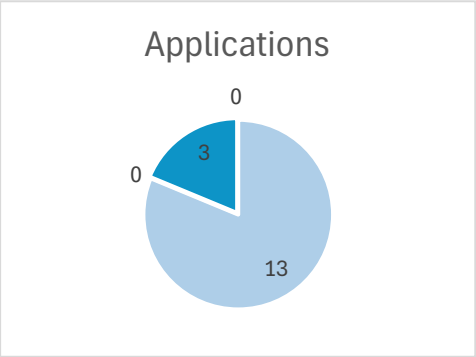
Additions/Alteration: 358

Total: 615

Onsite Wastewater Program Report

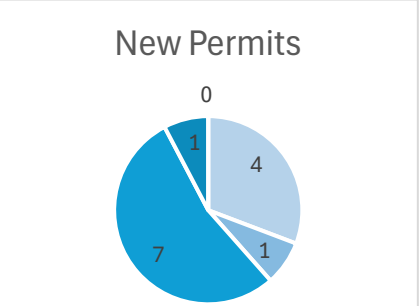
September 2026

Total Applications Received		
New Permits	*13*	
Repair Permits	*0*	
Exisitng Permits	*3*	
3rd Party Insps	*0*	
	16	*Total:*

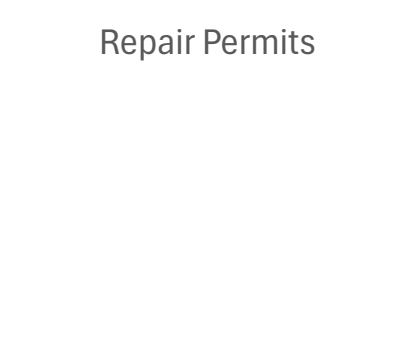


Total Pending Permits	*201*

Permits Written/Aproved	
New Permits:	
Lagoon	*4*
Lagoon w/Tank	*1*
Engineered	*7*
Conventional	*1*
Septic Tanks	*0*

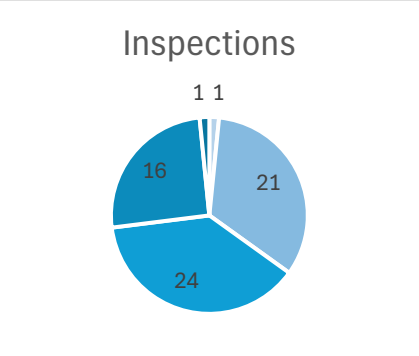


Repair Permits	
Lagoon	*0*
Lagoon w/ Tank	*0*
Engineered	*0*
Conventional	*0*
Septic Tanks	*0*

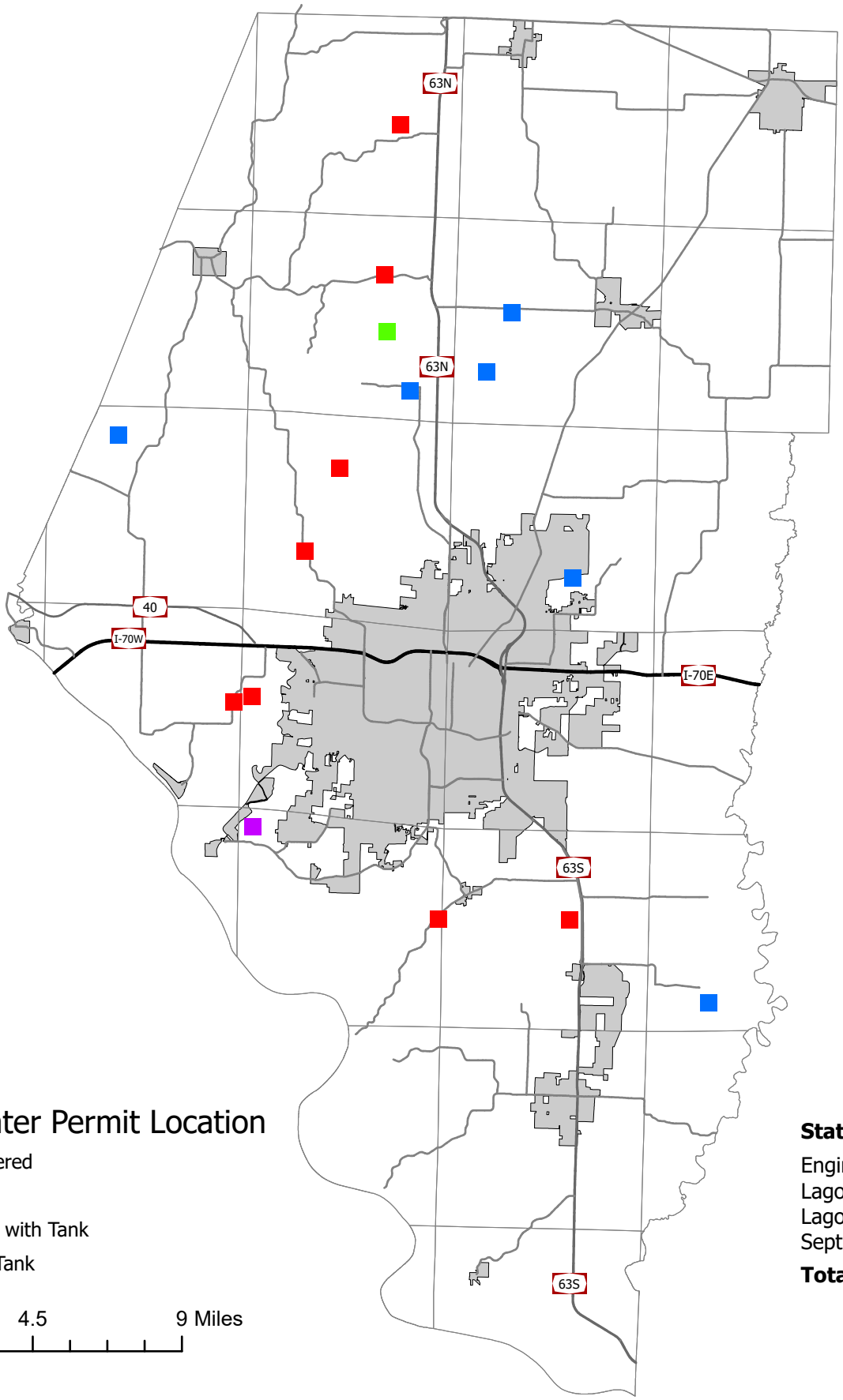


OWTS Complaints Received	*1*

Number of OWTS Inspections		
Presite	*1*	
Site	*21*	
Construction	*24*	
Final	*16*	
Complaint	*1*	
	63	*Total Insp:*



WASTEWATER PERMITS LOCATIONS FOR 2026 - SEPTEMBER



Wastewater Permit Location

- Engineered
- Lagoon
- Lagoon with Tank
- Septic Tank

0 2.25 4.5 9 Miles

Statistics:

Engineered: 8
Lagoon: 6
Lagoon with Tank : 1
Septic Tank: 1

Total: 16