BOONE COUNTY PLANNING & ZONING COMMISSION

BOONE COUNTY GOVERNMENT CENTER – COMMISSION CHAMBERS

801 E. WALNUT ST., COLUMBIA, MO

AGENDA 7:00 P.M. Thursday, November 19, 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. REZONING REQUESTS

1. Request by Adam & Ashlee Adkins to rezone from Agriculture 1 (A-1) to Agriculture Residential (A-R) on 2.5 acres located at 8801 E Owens School Road, Hallsville. Rocky Fork Township. **(open public hearing)**
2. Request by RAA Holdings LLC to rezone from Single-Family Residential (R-S) to Planned Two-Family Residential (R-DP) and to approve a review plan and preliminary plat for Clearview Townhomes on 1.56 acres located at 5440 N Clearview Road, Columbia. Missouri Township. **(open public hearing)**

VI. PLANNED DEVELOPMENTS

1. Request by RML Investment Properties LLC to approve a Final Development Plan for Concorde South Plat 2, Lot 8A on 7.35 acres located at 5080 E Meyer Industrial Drive, Columbia. Rock Bridge Township.
2. Request by Route Z Investments LLC to approve a Final Development for Little General Route Z – Lot 1A & Lot 2A on 7.31 acres located at 652 N Rangeline Road, Columbia. Columbia Township

VII. PLATS

1. Dar-Lu Acres Plat 1. A-R. S32-T50N-R11W. DDE & LEE Revocable Trust, owner. David Butcher, surveyor. Rocky Fork Township.
2. Scott's Hill Plat 1. A-2. S7-T51N-R13W. Scott & Ericka Hill, owners. David Butcher, surveyor. Bourbon Township.
3. Stidham Subdivision. A-2. S23-T51N-R11W. Charles & Lisa Stidham, owners. Don Bormann, surveyor. Centralia Township.
4. Wagon Wheel Court Subdivision Plat 2 Preliminary Plat. A-R. S18-T49N-R12W. Smithview Development LLC, owner. James Patchett, surveyor. Rocky Fork Township.

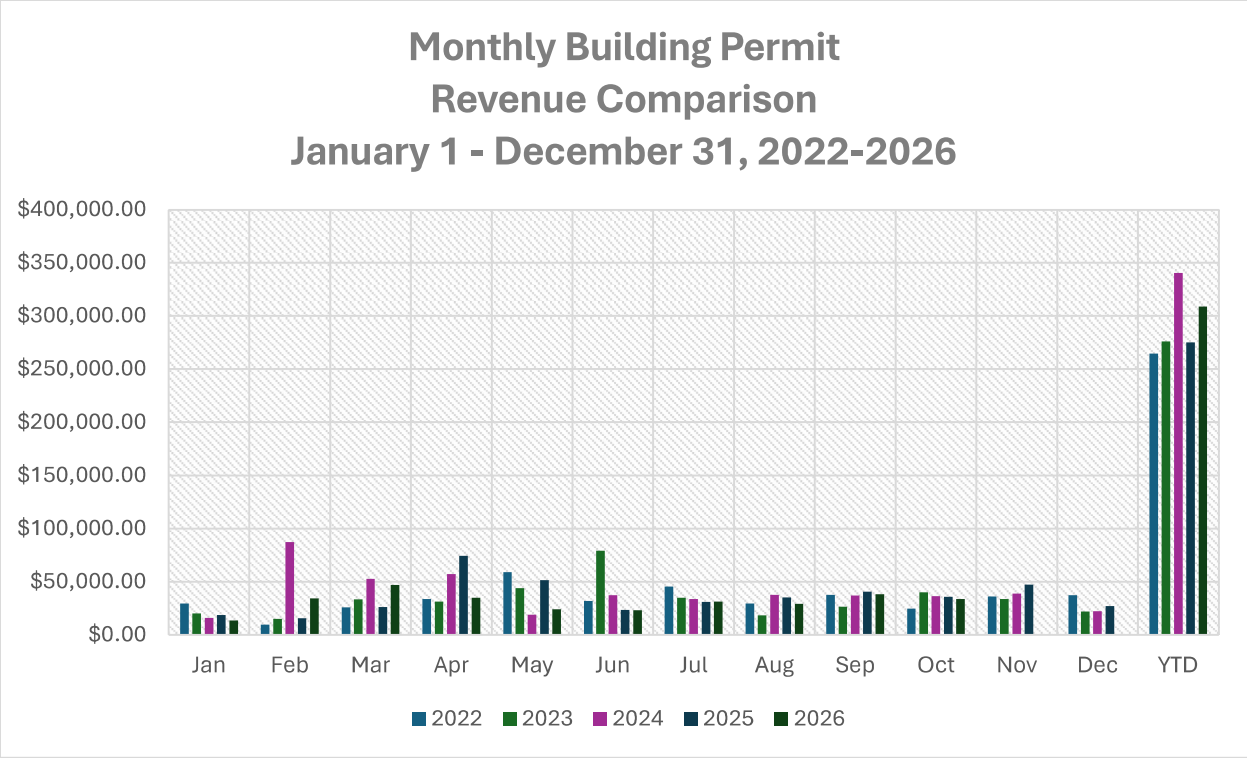
VIII. OLD BUSINESS

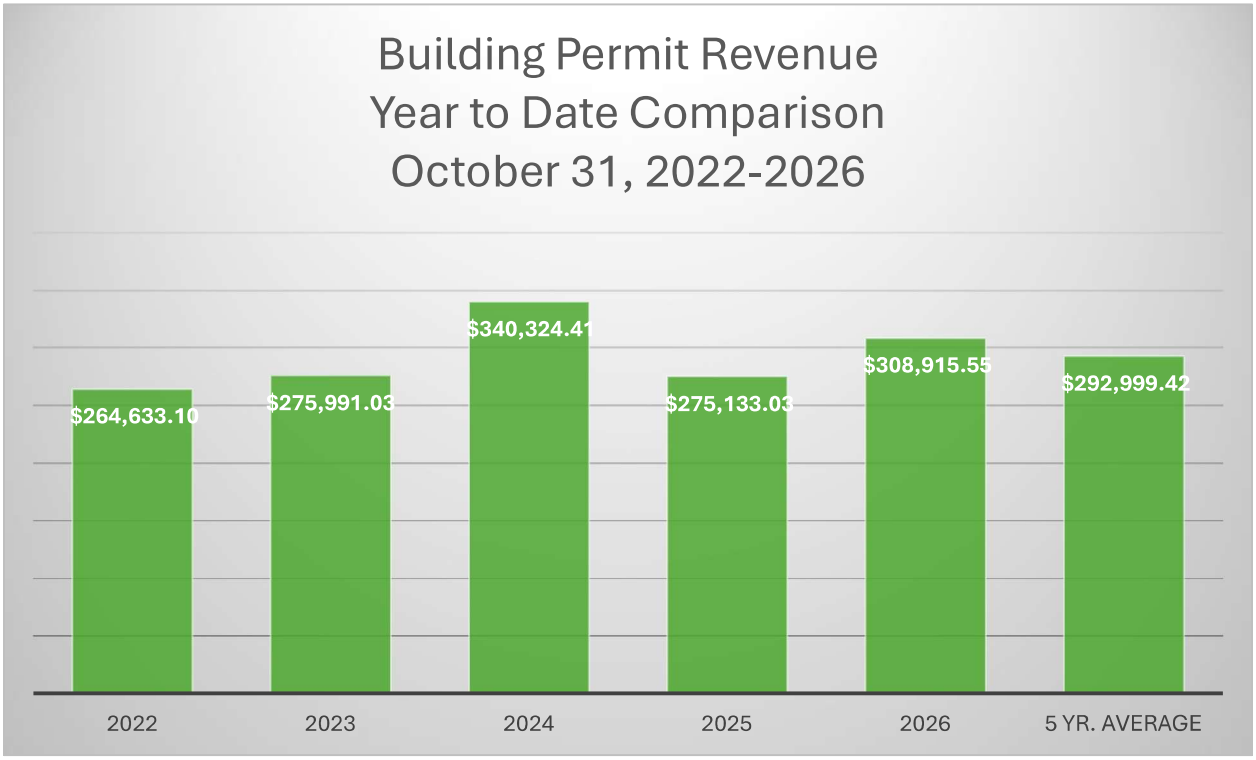
1. Update on Commission action.

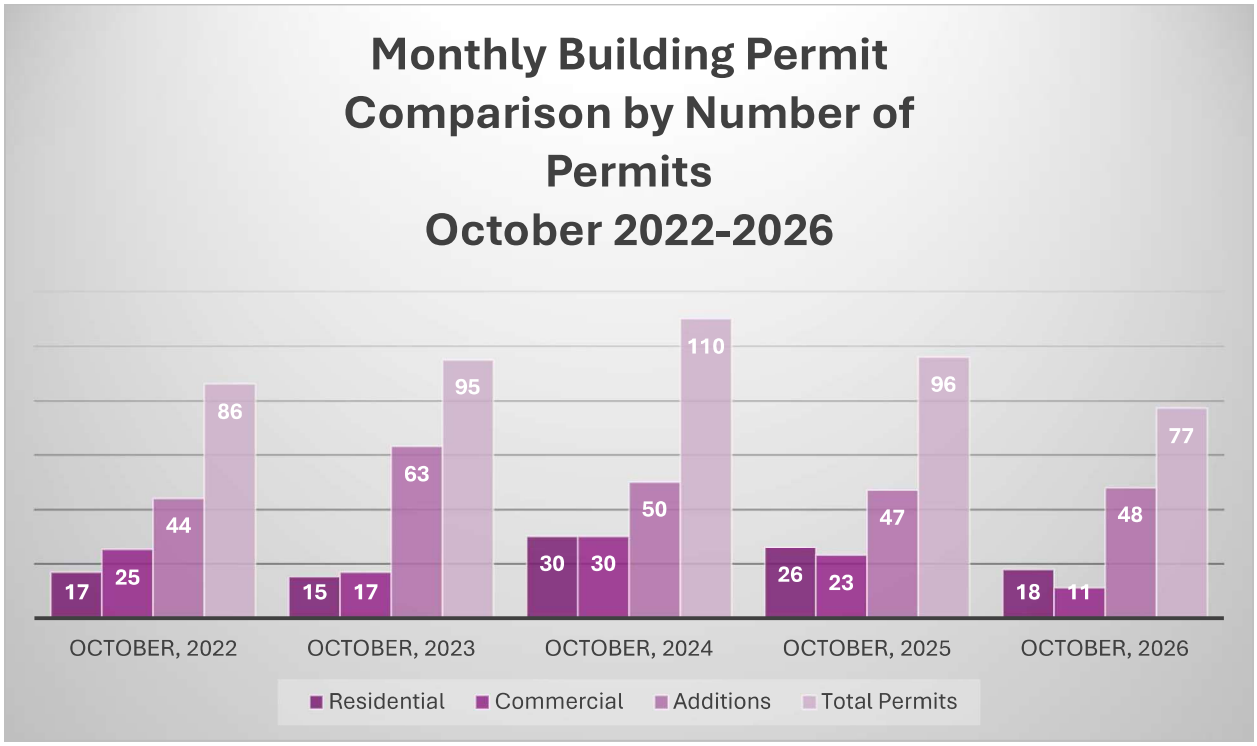
IX. NEW BUSINESS

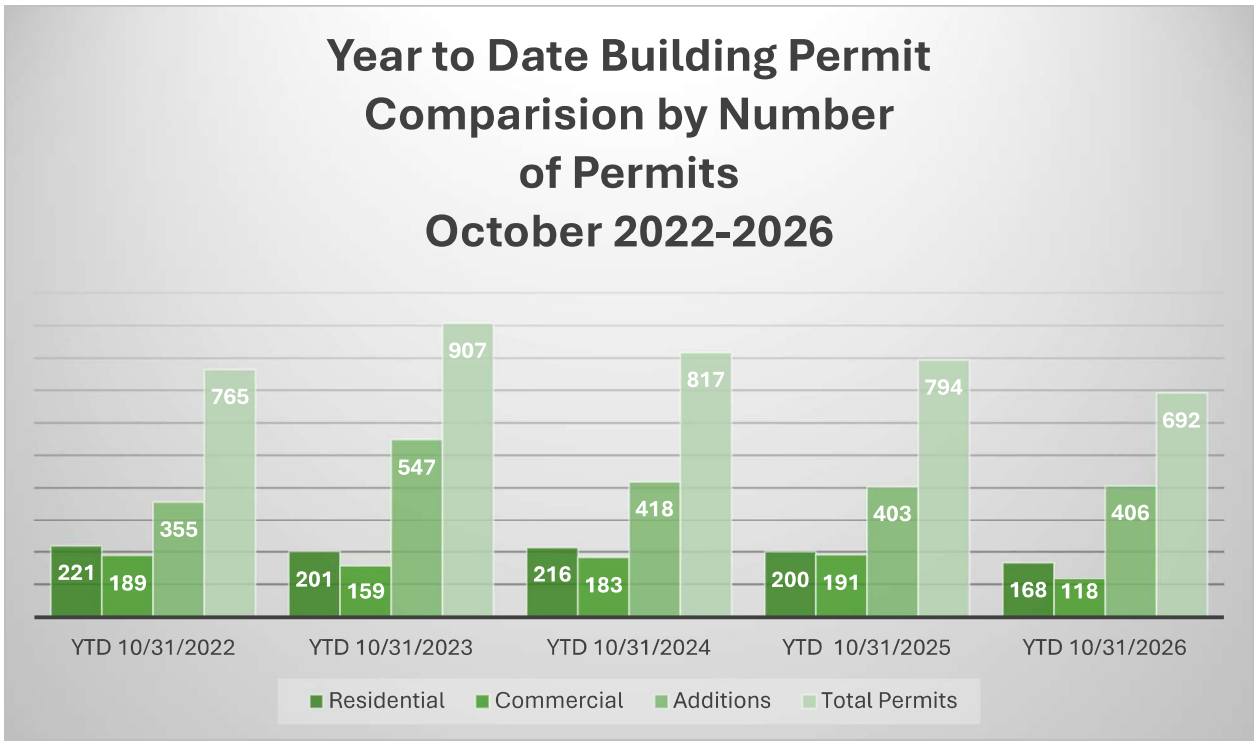
X. ADJOURN

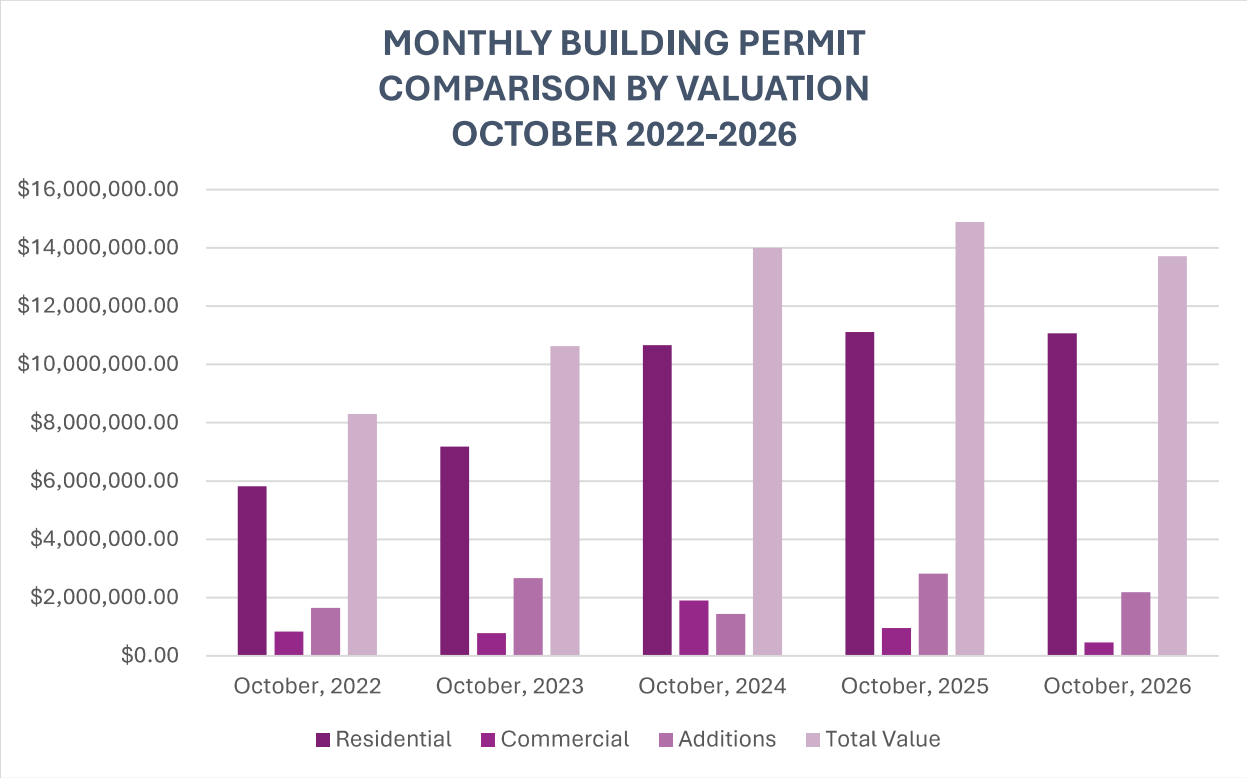
Agenda subject to change, please check with the Planning Office to verify an item is still on the agenda. For multi-media support please make arrangements with staff 24 hours in advance of the meeting date. A hard copy of any presentation, including photos and drawings must be given to staff for the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

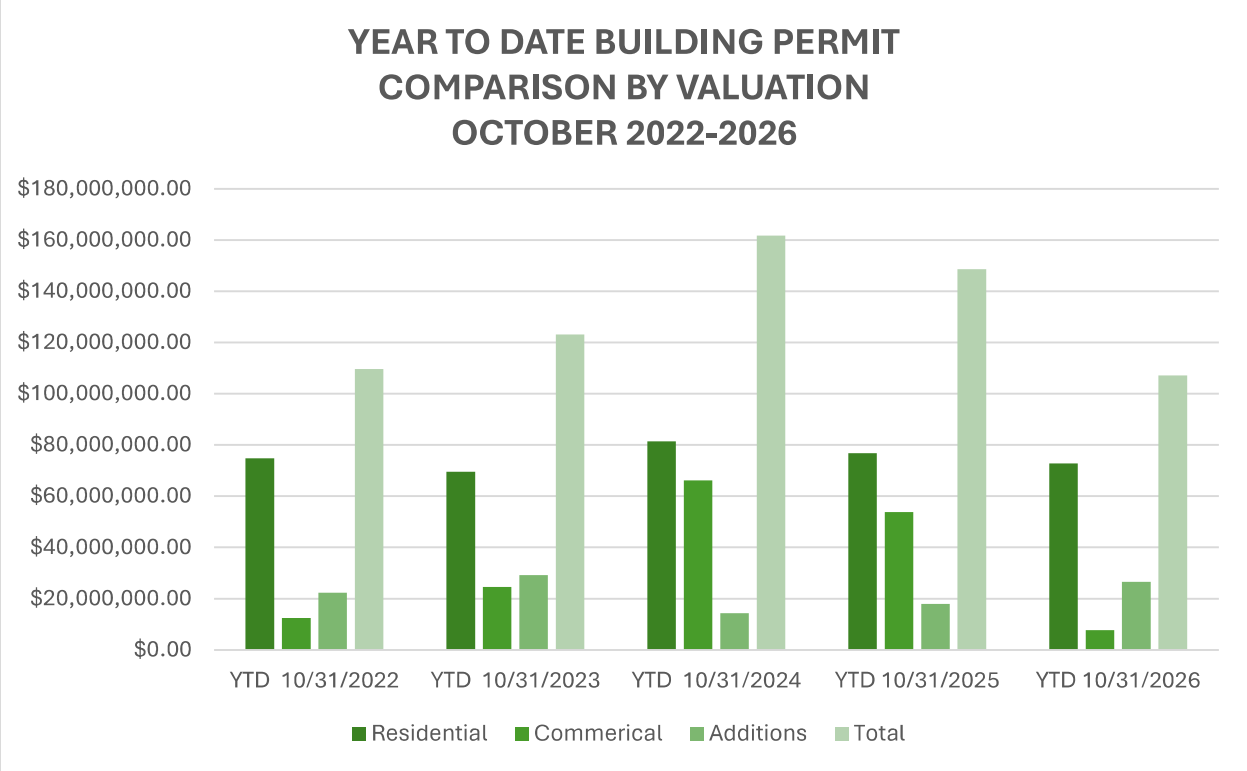

Monthly Building Permit
Revenue Comparison
January 1 - December 31, 2022-2026
$400,000.00
$350,000.00
$300,000.00
$250,000.00
$200,000.00
$150,000.00
$100,000.00
$50,000.00
$0.00
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
YTD
2022
2023
2024
2025
2026


Building Permit Revenue
Year to Date Comparison
October 31, 2022-2026
$264,633.10
$275,991.03
$340,324.41
$275,133.03
$308,915.55
$292,999.42
2022
2023
2024
2025
2026
5 YR. AVERAGE

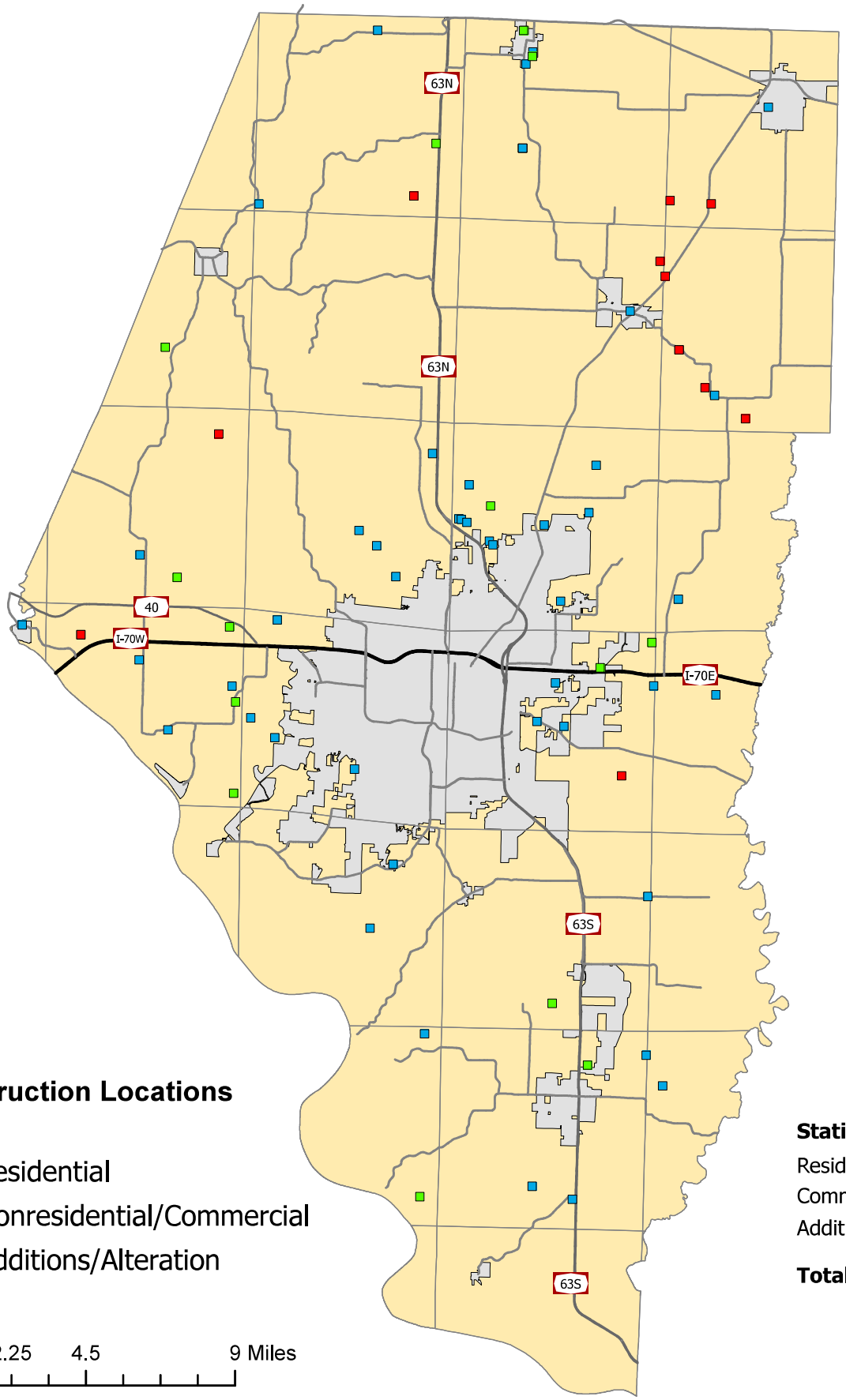

Monthly Building Permit Comparison by Number of Permits October 2022-2026
17
25
44
86
15
17
63
95
30
30
50
110
26
23
47
96
18
11
48
77
OCTOBER, 2022
OCTOBER, 2023
OCTOBER, 2024
OCTOBER, 2025
OCTOBER, 2026
Residential
Commercial
Additions
Total Permits


Year to Date Building Permit Comparision by Number of Permits October 2022-2026
221
189
355
765
201
159
547
907
216
183
418
817
200
191
403
794
168
118
406
692
YTD 10/31/2022
YTD 10/31/2023
YTD 10/31/2024
YTD 10/31/2025
YTD 10/31/2026
Residential
Commercial
Additions
Total Permits


MONTHLY BUILDING PERMIT
COMPARISON BY VALUATION
OCTOBER 2022-2026
$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
October, 2022
October, 2023
October, 2024
October, 2025
October, 2026
Residential
Commercial
Additions
Total Value


YEAR TO DATE BUILDING PERMIT
COMPARISON BY VALUATION
OCTOBER 2022-2026
$180,000,000.00
$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 10/31/2022
YTD 10/31/2023
YTD 10/31/2024
YTD 10/31/2025
YTD 10/31/2026
Residential
Commerical
Additions
Total

CONSTRUCTION LOCATIONS FOR 2026 - OCTOBER



N
W
E
S

Construction Locations

- Residential
- Nonresidential/Commercial
- Additions/Alteration

0 2.25 4.5 9 Miles

Statistics:

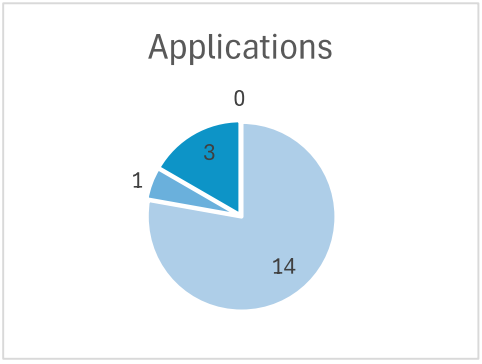
Residential: 18
Commercial: 11
Additions/Alteration: 48

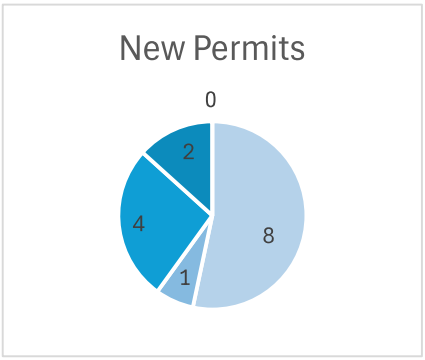
Total: 77

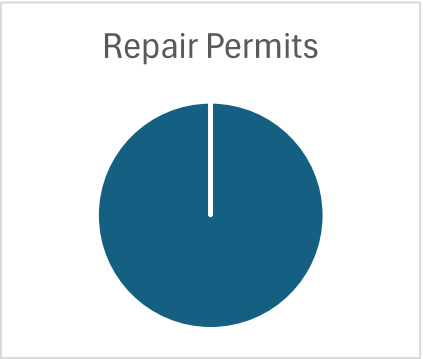
Onsite Wastewater Program Report

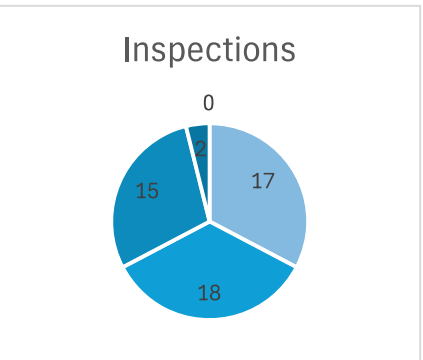
October 2026

Total Applications Received		
New Permits	*14*	
Repair Permits	*1*	
Exisitng Permits	*3*	
3rd Party Insps	*0*	
	18	*Total:*
Total Pending Permits	*201*	
Permits Written/Aproved		
New Permits:		
Lagoon	*8*	
Lagoon w/Tank	*1*	
Engineered	*4*	
Conventional	*2*	
Septic Tanks	*0*	
Repair Permits		
Lagoon	*1*	
Lagoon w/ Tank	*0*	
Engineered	*0*	
Conventional	*0*	
Septic Tanks	*0*	
OWTS Complaints Received	*2*	
Number of OWTS Inspections		
Presite	*0*	
Site	*17*	
Construction	*18*	
Final	*15*	
Complaint	*2*	
	52	*Total Insp:*

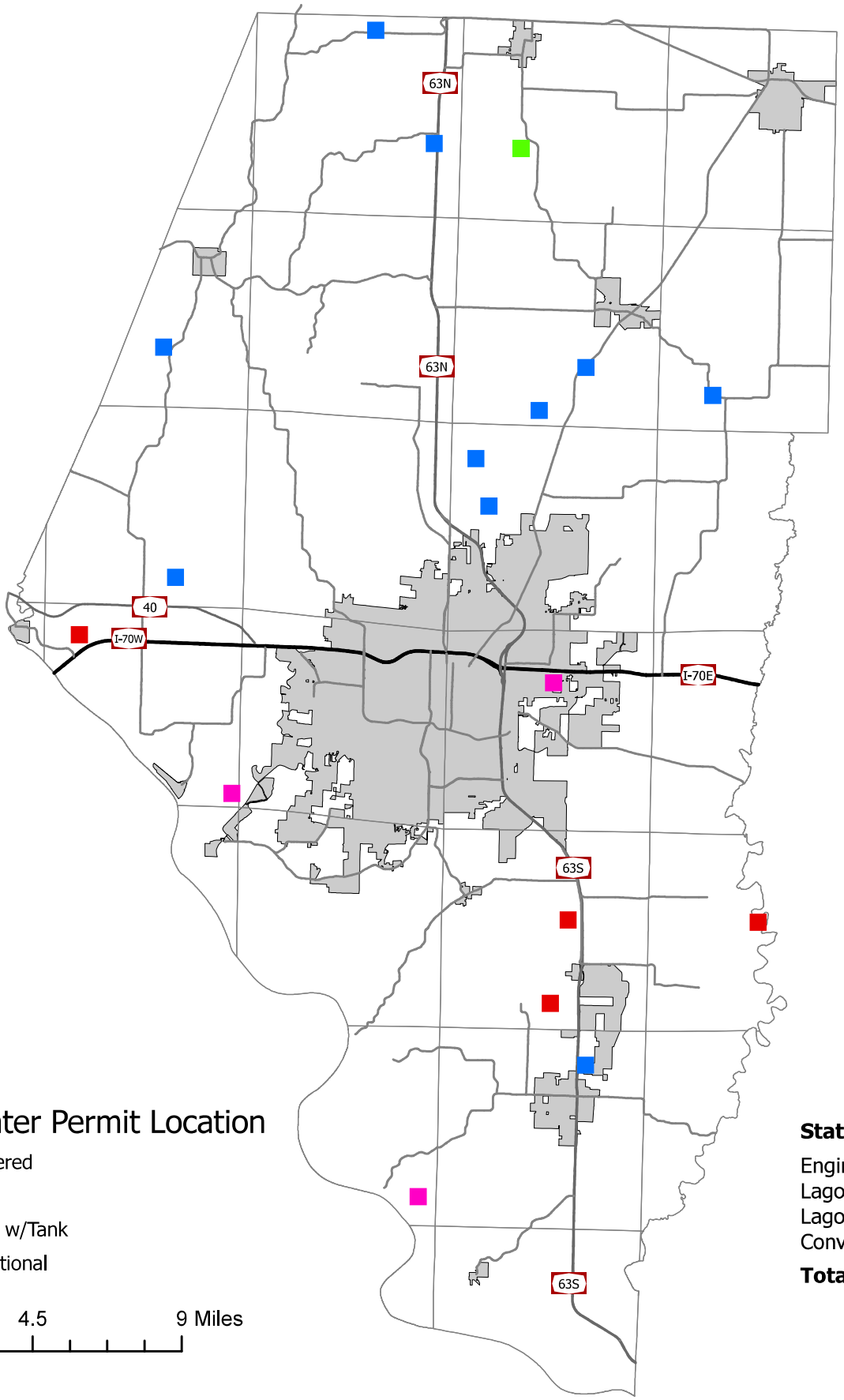








WASTEWATER PERMITS LOCATIONS FOR 2026 - OCTOBER



N
W E
S

Wastewater Permit Location

- Engineered
- Lagoon
- Lagoon w/Tank
- Conventional

0 2.25 4.5 9 Miles

Statistics:

Engineered: 4
Lagoon: 10
Lagoon with Tank : 1
Conventional: 3

Total: 18