

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
County of Boone } ea.

April Session of the January Adjourned

Term. 20 26

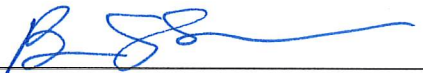
In the County Commission of said county, on the 30th day of April 20 26

the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby approve a request by Lonnie Wright & Lorri Maher to rezone from Agriculture 1 (A-1) to Planned Agriculture 1 (A-1P) and to approve a Review Plan on 10 acres located at 9451 E Old Highway 124, Hallsville.

Done this 30th day of April 2026.


ATTEST:




Brianna L. Lennon
Clerk of the County Commission



Kip Kendrick
Presiding Commissioner



Justin Aldred
District I Commissioner



Janet M. Thompson
District II Commissioner

2. Wright – Rezoning A-1 to A-1P. (open public hearing)

The Planning and Zoning Commission conducted a public hearing on this request at its April 16, 2026, meeting and issued a recommendation for approval of the rezoning on a unanimous vote (9-0).

The property is located on the north side of Old Highway 124, at the corner of Wright Lane and Old Highway 124. There is a house, garage, several outbuildings, and an on-site wastewater system present on the property. The zoning is Agriculture 1(A-1) and the surrounding zoning is as follows:

- North, East, & West – A-1
- South – Agriculture-Residential (A-R)
- Southeast – A-1

These are all original 1973 zoning. This request is to change the zoning from A-1 to Planned Agriculture 1 (A-1P). A rezoning of this property from A-1 to Agriculture-2 (A-2) was submitted in November of 2025 and denied by the Planning & Zoning Commission. The intent of the application states that the purpose of the rezoning is to divide the house from the Century Farm, preserving the agricultural use of the property while allowing for the house to be held by another owner. The current A-1 zoning only allows for 10-acre minimum lot sizes and the application states that size of a transfer is not financially feasible.

The Boone County Master Plan identifies this area as Farmland Preservation. Farmland Preservation areas are identified as being priority areas for the preservation of rural character, farmland, and natural habitats, with a desire for low-density development and a recognition that community services and utilities may be limited.

The Boone County Master Plan designates a sufficiency of resources test for the evaluation of zoning changes where each proposal is evaluated to see if sufficient utility, transportation, and public safety infrastructure is in place to support the change in zoning. The sufficiency of resources test provides a “gatekeeping” function. Failure to pass the test should result in denial of a request. Success in passing the test should result in further analysis.

Utilities: The subject property is located in Public Water Service District #4, the Boone Electric Cooperative, and the Boone County Fire Protection District. Existing utility infrastructure can serve the house and utility buildings on the lot. This proposal can be served by the existing 4” water lines on both Wright and Old Highway 124 to provide water service and fire protection.

Transportation: The subject property has direct frontage and access on Old Highway 124 and Wright Drive, both publicly dedicated, publicly maintained rights of way.

Public Safety: The subject property is located in the Boone County Fire Protection District, with the nearest station being Station 3 in Hallsville, approximately 2 ½ miles away.

Zoning Analysis: Existing infrastructure is sufficient to serve the current land use under A-1 zoning. This rezoning to A-1P maintains the density of the property, keeping the infrastructure needs at the same level as the original zoning. The proposed A-1P plan allows for creation of a 2.51-acre lot for purposes of family transfer while protecting the integrity of the century farm. The remaining 7.49-acres is identified on the plan as being only for agricultural activity and preserves the overall density to 1 dwelling per 10 acres. This is in concordance with the Boone County Master Plan's goal of protecting rural character and operates within the ability of existing infrastructure to support the desired development.

The property scored 43 points on the rating system.

Staff recommends approval of the rezoning request and the review plan.

224-2026

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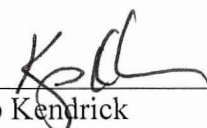
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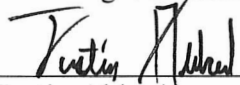
Now on this day, the County Commission of the County of Boone does hereby approve the building permit fees per the attachment proposed by the Resource Management Department. Fees will be effective June 1, 2026.


Done this 30th day of April 2026.

ATTEST:


Brianna L. Lennon
Clerk of the County Commission


Kip Kendrick
Presiding Commissioner


Justin Aldred
District I Commissioner


Janet M. Thompson
District II Commissioner

Building Permit Fees		
	1-Jun-26	Current
Mobile Home Park		
Mobile Home Park electric permit	\$30.00	\$30.00
Mobile Home Park gas permit	\$30.00	\$30.00
Mobile Home Park re-inspect after 3 failed	\$15.00	\$15.00
Residential Area Solar		
Solar Plan Review	\$45.00	\$45.00
Solar Plan Review re-submittal	\$25.00 chgd 3rd time w/out all needed corrections	\$25.00 chgd 3rd time w/out all needed corrections
Solar Permit	\$40 for 1st \$5000 / \$1.25 / \$500 above	\$40 for 1st \$5000 / \$1.25 / \$500 above
Residential Area Building Permits		
Minimum non-commercial permit	\$40.00	\$40.00
Remodel-residential or accessory	\$40 for 1st \$5000 / \$1.25 / \$500 above	\$40 for 1st \$5000 / \$1.25 / \$500 above
Singlewide/Doublewide/Modular	(\$31.50 x sq.ft) x 0.00222 multiplier**see below	\$ 0.10 / sq. ft. floor space
Swimming Pool	(\$69.64 x sq.ft) x 0.00222 multiplier**see below	\$ 0.10 / sq. ft.
Basement-unfinished	(\$31.50 x sq.ft) x 0.00222 multiplier**see below	TOC Method *
Building permit-all finished space	(\$170.80 x sq.ft) x 0.00222 multiplier**see below	TOC Method *
Garage or accessory structure	(\$69.64 x sq.ft) x 0.00222 multiplier**see below	TOC Method *
Re-inspect after 3 of same inspection fail	\$25.00	\$25.00
3000 sq.ft/larger Pole Struc Plan Review	No charge	\$75.00
Commercial Area Building Permits		
Minimum commercial permit	\$70.00	\$70.00
Non-occupiable structure plan review	\$100.00	\$100.00
Commercial building plan review	\$300.00	\$300.00
Plan Review re-submittal @ 3rd submittal, and each thereafter of same structure & does not show corrections from previous	1/3 of original fee	\$100
Commercial remodel	\$70 for 1st \$5000 / \$3.50 per \$1000 above	\$70 for 1st \$5000 / \$3.50 per \$1000 above
Basement-unfinished	(\$31.50 x sq.ft) x 0.003 multiplier**see below ((Aug 25 ICC Type of Construction/Use \$) x sq.ft) x 0.003 multiplier**see below	TOC Method *
Building permit-all finished space	multiplier**see below	TOC Method *
All Categories		
Reactivate permit 1-89 days **	\$20.00	\$20.00
Reactivate permit 90-179 days **	\$50.00	\$50.00
Reactivate permit 180-364 days **	\$100.00	\$100.00
Reactivate permit 365-730 days **	1/2 current fee	1/2 current fee
Constr. w/out permit	double fee	double fee

Building Valuation Calculations-Non Commercial: Using VB construction type for all non-commercial structures the Permit Fee Multiplier is 0.00222 (Square Footage *Square Foot Construction Cost)*Permit Fee Multiplier = Permit Fee
 Building Valuation Calculations-Commercial: Use Construction Type submitted by Licensed Professional & agreed upon by staff, the Permit Fee Multiplier is 0.003 (Square Footage *Square Foot Construction Cost)*Permit Fee Multiplier

Boone County will use the Building Valuation Data table provided by the ICC (International Code Council) and updated each August for the square foot construction cost

Construction Types:

IA & IB & IIA & IIB = Noncombustible construction - Metal buildings

IIIA & IIIB = Noncombustible exterior materials with any type of interior materials

IV = Heavy Timber

VA & VB = Any material permitted by code - Most non-commercial construction will use VB

Commercial Construction Type will be determined by the Design Professional in Responsible Charge

Building Permit Fees	
Effective June 1, 2026	
Mobile Home Park	
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Mobile Home Park gas permit	\$30.00
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** Permits expire after 180 days of inactivity.	

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