

**THIRTY-FOURTH ANNUAL REPORT**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMISSION**  
**JANUARY 1, 2001 THROUGH DECEMBER 31, 2001**

**JEFFERSON COUNTY, WEST VIRGINIA**

Thirty-Fourth Annual Report  
Jefferson County Planning and Zoning Commission  
January 1, 2001 through December 31, 2001

I. OPERATION OF THE PLANNING AND ZONING COMMISSION

A. Planning and Zoning Commission Membership

1. W. Scott Coyle, President (Elected 4/01)(representative to the Ranson Planning Commission)
2. Rosella Kern, Vice President (Elected 4/01)
3. Arnold W. Dailey, Jr., Secretary/Treasurer (Elected 4/01)(representative to the Harpers Ferry Planning Commission)
4. Samuel J. Donley, Jr.
5. James Gibson (representative to the Shepherdstown Planning Commission)
6. David Hammer (representative to the Bolivar Planning Commission)
7. Mark Schiavone
8. Renny T. Smith (representative to the Charles Town Planning Commission)
9. Chris Stiles
10. Russell Roper
11. Dean Hockensmith (County Commission Representative)

Municipal Representatives

1. Charles Town - Matthew Ward
2. Ranson- P. David Mills
3. Shepherdstown - Phil Coffey
4. Harpers Ferry - James Addy (resigned in June, replaced by James Gross)
5. Bolivar - Elizabeth Blake

B. Department of Planning, Zoning and Engineering Staff

Paul J. Raco, Executive Director (Acting Chief Planner through June, 2001)(Executive Director serves as zoning administrator).

Rebecca F. Burns, Administrative Assistant (Recording secretary to the Planning and Zoning Commission)

Sherry Cole, Secretary

Stephen R. Bockmiller, Chief Planner (Staff to the Planning and Zoning Commission)(hired June, 2001)

Roger L. Goodwin, Chief County Engineer (hired October, 2001)

John C. Laughland, County Engineer (retired in October, 2001)

John Baumgardner, County Engineer (hired August, 2001, resigned December, 2001)

John Berry, Building Inspector (hired March, 2001)

Thomas Pritt, Building Inspector (hired July, 2001)

Kimberly Sisk, Permits Technician (hired September, 2001)

The position of code enforcement officer remained vacant during calendar year 2001.

I. OPERATION OF THE PLANNING AND ZONING COMMISSION (Continued)

C. Schedule of Regular Meetings and Hearings

Regular meetings are held on the second and fourth Tuesday of each month at 7:30 p.m. in the Planning Commission meeting room located on the first floor at 108 East Washington Street, Charles Town, West Virginia.

The Planning and Zoning Commission held twenty-two (22) regular meetings in 2001. One public hearing for proposed ordinance amendments pertaining to Summit Point Raceway was held during a regularly scheduled meeting.

D. Special Meetings and Committees

The Summit Point Ordinance Amendment Committee met seven times and hosted one special meeting of the Planning Commission in order to construct a proposed ordinance amendment pertaining to the expansion of that facility. This process was completed late in the year and the committee disbanded. The Comprehensive Plan Committee met four times in addition to hosting two Planning and Zoning Commission special meetings as progress in the Comprehensive Plan process, including the hiring of a consultant. The Chief Planner Committee, which conducted the first round of interviews for filling the position of Chief Planner, conducted another round of interviews in June, which resulted in the employment of Stephen Bockmiller in that position. Lacking further duties, the committee disbanded. Mr. Coyle served as a single-member Bylaws Committee for the purposes of researching and proposing revisions to the Planning and Zoning Commission's bylaws. Review and revision of these proposals was ongoing at the end of the calendar year.

E. Records

Minutes and tapes of all meetings are on record in the Planning Commission office and information on how to obtain a tape of any meeting can be addressed by the Planning Commission Staff during normal business hours.

F. Subdivision Review Panel

The Staff conducted subdivision review work sessions, as necessary, on the first and third Friday of each month beginning at 10:00 a.m. in the Planning Commission meeting room. Projects that were reviewed during these meetings are reflected elsewhere in this report.

II. BUILDING CONSTRUCTION ACTIVITY

A. Improvement Location Permit/Building Permit Activity

Type of Permit	1997 No.	1997 Value	1998 No.	1998 Value	1999 No.	1999 Value	2000 No.	2000 Value	2001 No.	2001 Value
Apt. Bldgs.	8		0		8		0		0	
Apt. Units	58	3,142,000	0	0	57	2,625,048	0	0	0	0
Single Family										
Detached	309	35,397,229	372	43,435,486	363	43,175,769	399	53,571,226	568	84,933,412
Attached	4	328,500	2	385,000	2	215,000	13	675,000	43	4,177,000
Mobile	58	948,652	58	892,500	74	1,537,357	93	2,458,700	82	2,066,000
Garages and Carports	75	673,195	93	991,463	97	984,039	114	1,149,218	109	1,166,418
Additions	182	1,654,757	250	1,912,889	217	2,571,013	237	2,893,746	341	4,361,908
Accessory Buildings	222	595,062	192	571,789	188	641,004	177	595,650	258	882,178
Farm Bldgs.	27	738,800	19	170,495	30	263,297	47	791,040	35	403,900
Commercial and Industrial	74	23,224,301	56	3,218,855	32	3,054,176	33	1,182,750	30	28,928,718
Swimming Pools	28	526,490	20	353,500	20	353,050	21	448,000	30	1,444,094
Churches	0	0	4	1,010,000	1	5,000	10	4,541,120	7	1,289,000
Signs	---	---	---	---	---	---	23	40,530	9	42,460
Other	54	423,302	8	165,000	50	238,569	18	174,075	24	567,950

	1997	1998	1999	2000	2001
TOT. PERMITS	1,091	1,074	1,082	1,185	1,536
TOT. VALUE	\$67,652,288	\$53,106,977	\$55,663,322	\$68,521,055	\$130,263,038
DWEL. UNITS	429	432	496	505	693
AVG. SFD. CON. COST*	\$114,140	\$117,167	\$118,878	\$131,666	\$145,844

\* Average Single Family Dwelling Construction Cost excludes mobile homes and apartments. Detached, duplex and attached (townhouse) units were used in the calculation of this figure.

## II. BUILDING CONSTRUCTION ACTIVITY (Continued)

### A. Improvement Location Permit/Building Permit Activity (Continued)

Effective September 1, 2001, Jefferson County implemented BOCA and CABO building code requirements, which include required permits and inspections. To implement this program two building inspectors and a building permit technician were hired in the Department of Planning, Zoning and Engineering.

The total number of permits issued during calendar year 2001 increased by 351 over calendar year 2000. 1,536 permits were issued in 2001, compared to 1,185 permits in 2000. This increase, which is not consistent with the numbers of permits issued over the last several years, may be mostly attributable to a rush in permit applications filed by builders who wanted to obtain permits before the requirements for code compliance and inspection took effect. The total number of new dwelling units created (including apartment units, single family homes and mobile homes) increased from 505 units in 2000 to 693 units in 2001. The average value of residential construction increased from \$131,666 in 2000 to \$145,844 in 2001. This reflects an increase of \$14,178 or 10.77% over one year.

The number of permits issued for commercial and industrial buildings decreased from 33 permits in 2000 to 30 permits in 2001. The value of construction in this category increased, however from \$1,182,750 in 2000 to \$28,928,718 in 2001 in large part due to the major expansion of the Charles Town Races and Slots complex.

Overall, the number of permits increased by 351 over the previous calendar year and the total construction value increased by \$61,741,983 or 90.1%. Beginning with the 2000 annual report, signs were recorded as a separate line item in this report.

### B. Enforcement of Floodplain Management Ordinance.

Department of Planning, Zoning and Engineering staff issued five (5) Improvement Location Permits/Building Permits for construction on a lot within a floodprone area. The permits were issued for two residential additions, a house, a garage, and a trailer. Three (3) permits were denied for construction within flood prone areas because an elevation certificate or engineer's certification that the structures would withstand the 100 year flood were not provided or they did not comply with the 50% value rule. These three permits included an addition, a house and a shed. The staff has received numerous inquiries pertaining to the location of flood prone areas, and has prepared a number of parcel maps indicating the regulated flood plain and floodway.

## II. BUILDING CONSTRUCTION ACTIVITY (Continued)

### B. Enforcement of Floodplain Management Ordinance (Continued)

There have not been any amendments to the Jefferson County Flood Plain Management Ordinance since December 10, 1998. The 1998 amendments reflected changes suggested by the Federal Emergency Management Agency for clarification to the Ordinance. The definitions of substantial damage and substantially improved were added. The section on elevation and flood proofing was revised to reflect the new definitions.

## III. LAND DEVELOPMENT ACTIVITY

### A. Subdivision Ordinance Activity

During calendar year 2001, 305 new lots, sites or units were approved by the Planning Commission in accordance with the provisions of the Subdivision Ordinance. The number of lots, sites or units pending completion of subdivision processing at the end of calendar year 2001 is 1,292 single family/duplex/apartments/multi-family and 8 commercial lots. However, the number of pending lots has never been an accurate count of what ultimately will be approved.

A listing of the specific subdivision proposals which have been approved, those currently pending further processing and approval, and Community Impact Statements (concept plans) submitted and accepted as of December 31, 2001, can be found in an attached appendix.

In calendar year 2001, 305 residential lots were created, whereas 537 building permits for dwelling units were issued. Therefore, the inventory of building lots in the county decreased by approximately 232. This does not include mobile homes.

### B. Construction Inspections and Bonding

Once a project is approved by the Planning and Zoning Commission, staff from the Department of Planning, Zoning and Engineering (primarily the County Engineer) inspects projects to insure that subdivisions are constructed in accordance with their approved preliminary plats and other improvements are constructed in accordance with their approved site plans. In addition to the inspections, staff administers con-

### III. LAND DEVELOPMENT ACTIVITY (CONTINUED)

#### B. Construction Inspections and Bonding (Continued)

struction bonds, secured by developers to insure completion of improvements. As of December 31, 2001, the total value of bonds held by the County was \$5,705,468. The subdivisions currently bonded and the amount and form of security are listed in the appendices.

#### C. Salvage Yard Ordinance Activity

The Jefferson County Salvage Yard Ordinance, adopted in August, 1984, established regulations for salvage yards not previously permitted by the State Department of Highways. The ordinance applies to the collection of three or more "junked" motor vehicles (unable to pass State inspection) or other certain accumulations of ferrous and non-ferrous material. Requirements include setbacks, fencing and other site design standards intended to minimize adverse impacts of a salvage yard.

During the calendar year, the Department of Planning, Zoning and Engineering was without a code compliance officer, resulting in a backlog of complaints.

### IV. ZONING AND SITE PLAN REVIEW

#### A. Zoning Map Amendments

During this calendar year, there were no applications processed for amendments to the zoning map. Municipal annexations, however moved certain parcels out of the planning jurisdiction of the County, and beyond the regulation of the County Zoning Ordinance and Map.

#### B. Zoning Ordinance Amendments

During calendar year 2001, the Planning Commission entertained one zoning ordinance amendment. This amendment is oriented to the unique conditions and combinations of uses of the Summit Point Raceway. At its meeting on December 11, 2001, the Planning Commission voted to forward the proposed ordinance amendment to the County Commission which adopted the amendment in January, 2002.

IV. ZONING AND SITE PLAN REVIEW (Continued)

C. Conditional Use Permits

During the calendar year, five projects were processed through the Land Evaluation/Site Assessment (LESA) system for a conditional use permit. They are as follows:

<u>File Number</u>	<u>Name</u>	<u>Use</u>	<u>Acreage</u>
01-01	Town Run Commons	50 Townhouse	13.69 acres
01-02	Amber Knolls	12 Single Family	17.00 acres
01-03	Daniel's Forest	192 Single Family	102.00 acres
01-04	Thorn Hill	182 Single Family	159.70 acres
01-05	Rockwell's Mini-Storage	Expansion of existing Mini-Storage Facility	3.61 acres

All of these projects completed the LESA review process and conditional use permits were issued for each, except for the mini-storage facility. During the conditional use permit hearing, it was determined that the property is not in conformance with its existing permit, and the Planning Commission tabled the proposal until such time as the Department of Planning, Zoning and Engineering has determined the property is in conformance with its existing permit before continuing.

D. Site Plan Reviews

With the institution of zoning, a site plan review process was instituted for all projects other than single family detached residential uses. The following projects were submitted for site plan review:

<u>Project</u>	<u>Use</u>	<u>District</u>	<u>Status</u>	<u>Area</u>
S-01-01	Industrial Building	Harpers Ferry	Approved	5.28
S-01-02	Stormwater Mgmt. Facility	Charles Town	Approved	365.56
S-01-03	Church Addition	Charles Town	Approved	4.0
S-01-04	Restaurant	Charles Town	Approved	1.5
S-01-05	Addition to Tire Plant	Charles Town	Pending	3.04
S-01-06	Addition to Shipping Plant	Charles Town	Approved	14.15
S-01-07	Mini-Storage Facility	Kabletown	Approved	15.00
S-01-08	Church Picnic Pavillion	Charles Town	Approved	50.8
S-01-09	Gas Pumps and Canopy	Middleway	Approved	1.08
S-01-10	Raceway Storage Building	Middleway	Approved	107.43

IV. ZONING AND SITE PLAN REVIEW (CONTINUED)

D. Site Plan Reviews (Continued)

<u>Project</u>	<u>Use</u>	<u>District</u>	<u>Status</u>	<u>Area</u>
S-01-11	Parking Garage and Addition	Charles Town	Approved	112.7
S-01-12	Apartment Building Add'n.	Harpers Ferry	Pending	1.01
S-01-13	Campground Cabins	Harpers Ferry	Pending	42.86

V. COMPREHENSIVE PLAN

During calendar year 2001, the Planning Commission retained the services of a consultant to prepare studies and supporting documents for the comprehensive plan revision process. A "reconnaissance report" was produced by the consultant in 2001, and a final report was submitted soon after the end of this calendar year. The Comprehensive Plan revision is an ongoing process.

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Arnold W. Dailey, Jr., President

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Renny T. Smith, Secretary

**APPENDIX I**  
 Subdivisions Approved between January 1, 2001 and December 31, 2001\*\*

<u>Subdivision</u>	<u>District</u>	<u>No. of Lots</u>
00-24 Breckinridge, Lots 101-283	Charles Town	66
00-32 Clearfield	Kabletown	6
00-35 Fernbank at Cress Creek	Shepherdstown	13
00-37 Julie Bickerstaff MSD	Kabletown	1
00-38 Daniel Burhans MSD	Kabletown	1
00-39 Codee Manor	Shepherdstown	4
00-41 Alice Armstrong MSD	Middleway	1
01-01 Gilbert & Stacy Wright MSD	Shepherdstown	1
01-03 Fernbank at Cress Creek	Shepherdstown	12
01-04 Millville Substation MSD	Charles Town	1
01-05 Trough Bend	Shepherdstown	7
01-06 Mark Kramer Commercial	Harpers Ferry	1
01-08 Roland Lafferty MSD	Middleway	1
01-09 Locust Hills, Lots 259-464	Charles Town	71
01-10 David Cavalier Estate MSD	Harpers Ferry	1
01-11 Stanley and Barbara Stiles MSD	Kabletown	2
01-13 Martin Bachner MSD	Middleway	2
01-15 John R. Corbin MSD	Charles Town	2
01-16 Christine W. Knott MSD	Shepherdstown	2
01-20 Stiles Family Partnership MSD	Kabletown	1
01-21 Edward Thomas Sr. MSD	Middleway	1
01-23 Eastland, Section III-B	Charles Town	10
01-25 Saul Williams SMD	Middleway	2
01-26 John & Helen Cahalin MSD	Kabletown	2
01-27 McMahan Properties MSD	Harpers Ferry	2
01-28 Frances Morgan MSD	Middleway	2
01-29 Briar Run Estates, Section IV	Charles Town	64
01-30 Sandra K. Armstrong MSD	Middleway	2
01-32 Abelow Farms	Middleway	17
01-33 Elizabeth West MSD	Harpers Ferry	1
01-34 Hebie L. Clipp MSD	Kabletown	2
01-35 Charles F. Adams MSD	Kabletown	2
<u>01-36 Kristie A. George MSD</u>	<u>Shepherdstown</u>	<u>2</u>

Total Lots: 305

MSD - Minor Subdivision (1 or 2 lots).

\*\*With this report, residue parcels are no longer counted as "lots" in these calculations.

APPENDIX II  
 COMMUNITY IMPACT STATEMENTS ACCEPTED IN 2001

<u>Subdivision</u>	<u>District</u>	<u>No. of Lots</u>
00-04 Huntfield	Charles Town	Annexed by Charles Town
00-33 Sheridan	Harpers Ferry	178
00-40 Haywood Acres	Kabletown	8
01-02 Willow Spring Drive	Charlestown	0 (comm.)
01-05 Trough Bend	Shepherdstown	7
01-07 Wireless Comm. Facility	Kabletown	0 (comm.)
01-12 Shentel Communications	Charles Town	0 (comm.)
01-14 Bridgeforth RC Cola	Charles Town	0 (comm.)
01-17 Wrights Field	Shepherdstown	17
01-18 Shared Towers LLC	Middleway	0 (comm.)
01-19 Gap View Village, Phase 3	Harpers Ferry	85
01-22 Cave Quarter Estates	Charles Town	15
01-24 Amber Knolls	Harpers Ferry	11
<u>01-37 Quail Ridge, Section 2</u>	<u>Middleway</u>	<u>122</u>
	TOTAL	443 single family lots, 1 commercial site and 3 telecom. tower sites.

APPENDIX III:  
 SUBDIVISIONS PENDING AT THE END OF 2001

<u>Project</u>		<u>District</u>	<u>Number of Lots</u>
99-05	Murphy's Landing	Harpers Ferry	203
00-03	Colonial Hills	Shepherdstown	46 sf, 22 dupl., 60 TH, 108 Apts.
00-14	SCOP	Charles Town	8 (commercial)
00-25	R. Dale Nelson MSD	Middleway	2
00-33	Sheridan	Harpers Ferry	178
00-40	Haywood Acres	Kabletown	8
01-17	Wrights Field	Shepherdstown	22
01-19	Gap View Village	Harpers Ferry	85
01-22	Cave Quarter Estates	Charles Town	15
01-24	Amber Knolls	Harpers Ferry	11
01-37	Quail Ridge, Sec. 2	Middleway	122
01-38	Arnold Dailey MSD	Middleway	2
01-40	Cambridge Mfg. Homes	Charles Town	12
01-41	Eastland, Sec. 3-C	Charles Town	9
01-42	Harvest Hills	Shepherdstown	387

TOTALS: 1,102 single family dwellings  
 22 duplexes  
 60 townhouses  
 108 apartments  
 8 commercial  
 1,300 TOTAL LOTS

APPENDIX II  
Outstanding Construction Bonds as of December 31, 2001

<u>Subdivision</u>	<u>Security</u>	<u>Amount</u>
Patrick Henry Estates, Section B	Cash in Escrow	1,500.00
Images Night Club	Cash in Escrow	2,910.00
Bon Aire Village	Letter of Credit	13,000.00
Lowe Products, Inc.	Letter of Credit	8,305.00
Encore Catering	Cash in Escrow	4,978.00
Meadow Brook Farm	Letter of Credit	89,155.00
PNGI Charles Town Gaming LLC	Cash in Escrow	34,340.00
Locust Hill, Lots 149-167 & 217-238	Letter of Credit	74,014.00
Yorkville Subdivision	Letter of Commitment	9,665.00
Breckinridge, Lots 31-100	Letter of Credit	53,701.00
Fairview Place, Section II, Lots 11-19	Cash in Escrow	37,600.00
Engle Crossing, Lots 10-10	Letter of Commitment	14,533.00
Marrone's Interior Finishes	Letter of Credit	10,068.00
Shepherdstown Men's Club	Letter of Credit	5,650.00
Cambridge	Letter of Commitment	26,692.00
Locust Hill, Lots 96-97 & 124-126	Letter of Credit	39,617.00
PNGI Tent Facility - Charles Town Races	Cash in Escrow	5,075.00
Kearneysville Community Baptist Church	Cash in Escrow	1,281.00
Shannondale Mini Storage	Letter of Credit	11,640.00
Priest Field Pastoral Center	Cash in Escrow	4,800.00
Gap View Village, Lots 1-26	Letter of Credit	65,649.00
Locust Hill, Lots 239-258	Letter of Credit	27,899.00
Summit Point Raceway	Cash in Escrow	1,337.00
Harvest Hills, Lots 1-27	Letter of Credit	349,261.00
Briar Run, Lots 78-133	Letter of Commitment	7,475.00
Full Gospel Pentecostal Church	Cash in Escrow	6,627.00
Covenant Baptist Church	Letter of Credit	44,226.00
Dolly's Wood, Lots 6-12	Letter of Credit	5,500.00
Eastland, Lots 71-81 & 82-Residue	Letter of Credit	36,317.00
Summit Point Raceway Shower Facility	Cash in Escrow	1,100.00
Meadow Brook, Lots 50-97	Letter of Credit	75,977.00
Cress Creek Tennis Court Canopy	Letter of Credit	500.00
Clarion Hotel Maintenance Building	Cash in Escrow	432.00
Charles Town Races Parking Lot	Cash in Escrow	29,680.00
Tri-State Performance	Cash in Escrow	11,375.00
Pizza Hut Restaurant	Cash in Escrow	90,060.00
Kabletown United Methodist Church	Cash in Escrow	1,244.00
Sunset Ridge, Lots 1-8	Letter of Credit	3,561.00
Locust Hill, Lots 98-123	Letter of Credit	83,592.00
Potomac Farms	Cash in Escrow	345.00

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B.C. Partners, Inc.	Letter of Credit	17,230.00
Cambridge, Lots 51-52	Cash in Escrow	1,000.00
Crest View Acres, Lots 9-12	Letter of Credit	7,097.00
Gap View Village, Lots 26-94	Letter of Credit	250,387.00
Country Day School	Cash in Escrow	14,745.00
Priest Field Pastoral Center	Cash in Escrow	23,876.00
Locust Hill Townhouses, Lots 11-33	Cash in Escrow	25,353.00
Codee Manor, Lots 3-5	Letter of Credit	5,750.00
Childrens' First Child Development Center	Cash in Escrow	41,842.00
Charles Town Jehovah's Witness Church	Cash in Escrow	12,027.00
Shenandoah Mobile Cell Tower - Wilt Road	Cash in Escrow	7,890.00
Breckinridge North, Lots 23-45	Letter of Credit	386,965.00
H&W Office Building	Cash in Escrow	81,097.00
Locust Hill Duplex Lots 9-20 \$ 47-60	Cash in Escrow	63,392.00
Shared Towers - Huyett	Letter of Credit	4,804.00
Norm Thompson Fulfillment Center	Cash in Escrow	1,464.00
Trough Bend, Lots 1-7	Letter of Credit	89,829.00
Clear Field	Letter of Credit	84,000.00
Eastland IIIB, Lots 82-92	Letter of Credit	141,174.00
PNGI - Parking Garage & Entertainment Ctr.	Letter of Credit	768,489.00
Locust Hill, Lots 259-314 & 448-464	Letter of Credit	598,020.00
	Letter of Credit	656,034.00
Summit Point Raceway Storage Building	Cash in Escrow	477.00
Fellowship Bible Church Pavilion	Cash in Escrow	28,430.00
Seven Seas Convenience Store	Cash in Escrow	1,003.00
Breckinridge, Lots 101-166	Cash in Escrow	631,240.00
<u>Bridgeforth RC Cola</u>	Letter of Credit	<u>471,172.00</u>
<b>TOTAL</b>		<b>\$5,705,468</b>

LOTS PROPOSED AND APPROVED 1972-2001

Calendar Year <u>Initiated</u>	Proposed <u>Lots</u>	Cumulative <u>Proposed</u>	Approved <u>Lots</u>	Cumulative <u>Approved</u>
1972	806	806	594	594
1973	1,135	1,941	415	1,009
1974	523	2,464	313	1,322
1975	491	2,955	277	1,599
1976	815	3,770	191	1,790
1977	193	3,963	127	1,917
1978	367	4,330	267	2,184
1979	459	4,789	87	2,271
1980	102	4,891	46	2,317
1981	53	4,944	22	2,339
1982	94 (+88 apts.)	5,038	93	2,432
1983	232	5,270	216	2,648
1984	115	5,385	102	2,750
1985	295	5,680	216	2,966
1986	134	5,814	133	3,099
1987	1,275	7,089	430	3,529
1988	1,705	8,794	723	4,252
1989	5,457	14,251	648	4,900
1990	2,353	16,604	404	5,304
1991	88 (+132 apts.)	16,694	90	5,394
1992**	548	17,240	97	5,491
1993	332	17,572	98 (40 apts.)	5,589
1994	241	17,813	128	5,717
1995	521	18,334	138	5,855
1996	682 (+64 apts.)	19,016	129	5,984
1997	90 (+50 apts.)	19,106	278 (64 apts.)	6,262
1998	113	19,219	288 (50 apts.)	6,550
1999	333	19,552	145	6,695
2000	399	19,951	307	7,002
2001***(1)	443	20,394 (+334 apts.)	305	7,307 (+154 apts.)

\*\* Reporting adjusted to calendar year basis during this period.

\*\*\* Residue parcels no longer included in lot count.

(1) Lots approved in Huntfield CIS not included since the property was annexed.