

THIRTY-FIFTH ANNUAL REPORT
JEFFERSON COUNTY PLANNING AND ZONING COMMISSION
JANUARY 1, 2002 THROUGH DECEMBER 31, 2002

JEFFERSON COUNTY, WEST VIRGINIA

Thirty-Fifth Annual Report
Jefferson County Planning and Zoning Commission
January 1, 2002 through December 31, 2002

I. OPERATION OF THE PLANNING AND ZONING COMMISSION

A. Planning and Zoning Commission Membership

1. W. Scott Coyle, President (Elected 1/02)(representative to the Ranson Planning Commission), resigned, August, 2002
2. Arnold W. Dailey, Jr., Secretary/Treasurer (Elected 1/02)(representative to the Harpers Ferry Planning Commission), elected President in August to fill vacancy created by Mr. Coyle's resignation.
3. Rosella Kern, Vice President (Elected 1/02)
4. James Gibson (representative to the Shepherdstown Planning Commission), elected Secretary in August to fill vacancy created by Mr. Dailey's elevation to President.
5. Samuel J. Donley, Jr.
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 (appointed as representative to the Ranson Planning commission to fill the vacancy created by Mr. Coyle's resignation)
11. Dean Hockensmith (County Commission Representative)
12. Richard Childs, (appointed to fill remainder of Mr. Coyle's term in September)

Municipal Representatives

1. Charles Town - Douglas Vaira, appointed June, 2002
2. Ranson- P. David Mills
3. Shepherdstown - Philip Coffey
4. Harpers Ferry - James Gross, resigned, September, 2002, replaced by Barbara Humes
5. Bolivar - Elizabeth Blake, resigned, September, 2002, replaced by Clark Draper.

B. Department of Planning, Zoning and Engineering Staff

Paul J. Raco, Executive Director (also serves as zoning administrator).
Rebecca F. Burns, Administrative Assistant (recording secretary to the Planning and Zoning Commission, reassigned in January, 2002)
Sherry Cole, Secretary (assigned as recording secretary to the Planning and Zoning Commission to replace Ms. Burns in January, 2002)
Stephen R. Bockmiller, Chief Planner (Staff to the Planning and Zoning Commission)
Roger L. Goodwin, Chief County Engineer
Michael Heaton, Construction Plans Examiner, hired July, 2002
D. Mason Carter, Code Enforcement Officer, hired May, 2002
John Berry, Building Inspector, resigned August, 2002
Thomas Pritt, Building Inspector
Dennis Bartles, Building Inspector, hired September, 2002
Kimberly Sisk, Permits Technician
The position of county engineer remained vacant during calendar year 2002.

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 in the Planning Commission meeting room located on the first floor at 108 East Washington Street, Charles Town, West Virginia. In March, the Planning Commission changed its regular meeting start time from 7:30 p.m. to 7:00 p.m. The Planning and Zoning Commission held twenty-one regular meetings in 2001.

D. Special Meetings and Committees

Summit Point Ordinance Amendment - the Committee having been disbanded, the Planning Commission reviewed and accepted the County Commission's comments on the proposed zoning ordinance amendments pertaining to the Summit Point Raceway properties, and the amendment was enacted in January. Total special meetings and hearings: 0.

The Comprehensive Plan - the committee having been disbanded, the Planning Commission as a whole conducted all remaining business pertaining to the Comprehensive Plan. In February, the County's consultant presented his final report and two public hearings were conducted on its contents in March. The Planning Commission conducted 2 meetings following these hearings to provide guidance to staff in preparing the draft comprehensive plan. Beginning in May, staff produced a 174-page draft and presented it to the Planning Commission in early August. The Planning Commission conducted nine public meetings where it revised and edited the draft, before releasing it to the public in November. Another public meeting was conducted in late December to set the schedule for public hearings on the publicly released draft, which will be held in early 2003. Total special meetings and hearings: 15.

Bylaws Committee - Beginning in 2001, Mr. Coyle served as a single-member committee for the purposes of researching and proposing revisions to the Planning and Zoning Commission's bylaws. Working with staff, Mr. Coyle presented draft revised by-laws which, after considerable discussion and revision, were adopted by the Planning Commission in April. The Planning Commission adopted amendments requested by the County Commission in July. Total special meetings and hearings: 1.

LESA Points Ordinance Amendment - At the request of the County Commission, the Planning Commission held a public hearing on August 8 to take testimony from the public regarding a proposal to reduce the point threshold for LESA-based development from 60 points to 55 points. At the conclusion of this hearing, the Planning Commission endorsed this amendment which was adopted by the County Commission. Total special meetings and hearings: 1.

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

Adult Uses Ordinance Amendment - At the request of the County Commission, the Planning Commission held a public hearing on November 7 to take testimony from the public regarding a 6-month stay on the creation of any new "adult use" in the County in order to allow the Planning Commission to draft zoning ordinance revisions that would regulate these uses. At the conclusion of this hearing, the Planning Commission endorsed this amendment which was adopted by the County Commission. At the end of the calendar year, staff was completing draft ordinance revisions for distribution to the Planning Commission. Total special meetings and hearings: 1.

E. Total meetings

Total regularly scheduled meetings and hearings conducted in 2002:	21
Total special meetings and hearings conducted in 2002:	18
<i>Total meetings and hearings conducted in 2002:</i>	<i>39</i>

F. 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.

G. 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	1998 No.	1998 Value	1999 No.	1999 Value	2000 No.	2000 Value	2001 No.	2001 Value	2002 No.	2002 Value
Apt. Bldgs.	0		8		0		0		0	
Apt. Units	0	0	57	2,625,048	0	0	0	0	0	0
Single Family										
Detached	372	43,435,486	363	43,175,769	399	53,571,226	568	84,933,412	503	98,259,644
Attached	2	385,000	2	215,000	13	675,000	43	4,177,000	33	5,069,000
Mobile	58	892,500	74	1,537,357	93	2,458,700	82	2,066,000	46	1,679,080
Garages and Carports	93	991,463	97	984,039	114	1,149,218	109	1,166,418	83	1,375,480
Additions	250	1,912,889	217	2,571,013	237	2,893,746	341	4,361,908	331	4,010,362
Accessory Buildings	192	571,789	188	641,004	177	595,650	258	882,178	175	667,676
Farm Bldgs.	19	170,495	30	263,297	47	791,040	35	403,900	26	596,375
Commercial and Industrial	56	3,218,855	32	3,054,176	33	1,182,750	30	28,928,718	34	2,488,850
Swimming Pools	20	353,500	20	353,050	21	448,000	30	1,444,094	82	989,643
Churches	4	1,010,000	1	5,000	10	4,541,120	7	1,289,000	1	1,260
Signs	--	---	---	---	23	40,530	9	42,460	21	105,670
Other	8	165,000	50	238,569	18	174,075	24	567,950	1	600

	1998	1999	2000	2001	2002
TOT. PERMITS	1,074	1,082	1,185	1,536	1,336
TOT. VALUE	\$53,106,977	\$55,663,322	\$68,521,055	\$130,263,038	\$115,243,641
DWEL. UNITS	432	496	505	693	582
AVG. SFD. CON. COST*	\$117,167	\$118,878	\$131,666	\$145,844	\$192,777

* 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)

B. 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 in 2001.

The total number of permits issued during calendar year 2002 decreased by 200 compared to calendar year 2001. 1,336 permits were issued in 2002, compared to 1,536 permits in 2001. The total number of new dwelling units created (including apartment units, single family homes, townhouses, duplexes and mobile homes) decreased from 693 units in 2001 to 582 units in 2002. This change is mostly due to an influx of building permit applications which were received in the summer of 2001, that were processed in order to avoid the implementation of the BOCA and CABO building codes in September, 2001. The average value of residential construction increased from \$145,844 in 2000 to \$192,777 in 2002. This reflects an increase of \$50,906 or 32.2% over one year.

The number of permits issued for commercial and industrial buildings increased from 30 permits in 2001 to 34 permits in 2002. The value of construction in this category decreased significantly from \$28,928,718 in 2001 to \$2,488,850 in 2002. This is mostly due to the very large cost of the parking garage and new gaming building at Charles Town Races and Slots, which applied for and received building permits in 2001.

Overall, the number of permits decreased by 200 (or 15%) compared to the previous calendar year, yet the total construction value decreased by \$15,019,397 or 13%. Beginning with the 2000 annual report, signs were recorded as a separate line item in this report.

C. Enforcement of Floodplain Management Ordinance.

Department of Planning, Zoning and Engineering staff issued no (0) Improvement Location Permits/Building Permits for construction on a lot within a floodprone area in 2002. 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 a shed in the floodplain, a deck in the floodplain and a deck in the floodway. 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. 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 2002, 503 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 2002 is 1,434 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 the Appendices.

In calendar year 2002, 503 residential lots were created, whereas 582 building permits for dwelling units were issued. Therefore, the inventory of building lots in the county decreased by approximately 79. 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 construction bonds, secured by developers to insure completion of improvements. As of December 31, 2002, the total value of bonds held by the County was \$9,307,781.14. The subdivisions currently bonded and the amount and form of security are listed in Appendix II.

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.

The Department of Planning, Zoning and Engineering was without a code compliance officer until May, 2002. During the second half of the year, the Staff has made significant headway in addressing 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 2002, the Planning Commission entertained two zoning ordinance amendments. The first amendment reduced the maximum threshold point score for a LESA points assessment from 60 points to 55 points. The second amendment placed a temporary moratorium on the further creation of "adult use" businesses, which was in effect at the end of the calendar year. Staff had created draft zoning ordinance amendments to regulate these uses, which were scheduled for public hearing in early 2003.

C. Conditional Use Permits

During the calendar year, eight projects were entered into 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>
02-01	Spring Meadow	225 Single Family Dwellings	102 acres
02-02	Paynes Ford Station	201 Single Family Dwellings	141.7 acres
02-03	Martins Food Store	Gasoline Pumps	0.775 acres
02-04	Chapel View	64 Single Family Dwellings	35.2 acres
02-05	Shenandoah Prof. Ctr.	Convert Existing House to Offices & construct mini- storage units.	10.22 acres
02-06	Aspen Greens	203 Single Family Dwellings	110.71 acres
02-07	Deerfield Village	48 Single Family Dwellings	66.25 acres
02-08	Blackford Farm	700 Single Family Dwellings	88.67 acres

Of these eight applications, two have been approved and have moved onto the subdivision or site plan processes. Five of the proposals are currently working their way through the Conditional Use Permit process. One project was approved in part and denied in part.

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-02-01	Racing/Training Facility Exp.	Kabletown	Approved	211 ac.
S-02-02	Library Building	Kabletown	Approved	1.35 ac.
S-02-03	Mini-storage units	Charles Town	Approved	3.2 ac.
S-02-04	Lumberyard shed	Charles Town	Approved	0.1 ac.
S-02-05	Vehicle Maintenance Facility	Harpers Ferry	Approved	2.2 ac.
S-02-06	Animal Shelter addition	Kabletown	Approved	26.9 ac.
S-02-07	Painting Contractor	Charles Town	Approved	0.77 ac.
S-02-08	Country Club parking lot	Shepherdstown	Approved	0.80 ac.
S-02-09	Plumbing Contractor	Charles Town	Approved	5.0 ac.
S-02-10	Church	Charles Town	Pending	4.5 ac.
S-02-11	Tree Service	Kabletown	Approved	89.9 ac.
S-02-12	Antennas on ex. tower	Kabletown	Approved	0.92 ac.
S-02-13	Manure Storage Building	Charles Town	Approved	15.2 ac.
S-02-14	Asphalt Company Addition	Charles Town	Pending	34.0 ac.
S-02-15	Plumbing and Heating Co.	Charles Town	Pending	1.0 ac.
S-02-16	Gas Pumps at Supermarket	Charles Town	Pending	1.42 ac.
S-02-17	Mini-storage units	Kabletown	Pending	0.12 ac.
S-02-18	Telecom tower	Middleway	Pending	0.91 ac.
S-02-19	Fairgrounds expansion	Middleway	Pending	55.8 ac.

V. COMPREHENSIVE PLAN

During calendar year 2002, the Planning Commission received a report prepared by a consultant regarding land development issues in the County, in preparation for drafting the new comprehensive plan. This consultant's contract was terminated by mutual agreement by the County Commission midyear. From May to August, Planning Commission staff created a draft for Planning Commission consideration. After the Planning Commission reviewed and edited the draft over nine meetings in September and October, the draft was released for public comment in November. Public hearings will be conducted in early 2003. The draft will then be further revised before being forwarded to the County Commission for its consideration and action.

Arnold W. Dailey, Jr., President

Renny T. Smith, Secretary

APPENDIX I
 Subdivisions Approved between January 1, 2002 and December 31, 2002

<u>File Number</u>	<u>Name</u>	<u>District</u>	<u>Date Approved</u>	<u># of Lots</u>
00-40	Hay Wood Acres	Kabletown	January 8	8
01-17	Wrights Field	Shepherdstown	February 26	22
01-19	Gap View Village, Phase 3	Harpers Ferry	June 11	85
01-24	Amber Knolls	Harpers Ferry	June 25	11
01-38	Arnold W. Dailey MSD	Middleway	January 8	2
01-40	Cambridge Mfg. Housing	Charles Town	April 9	12
01-41	Eastland	Charles Town	February 26	9
02-02	Spruce Hill, Section 1	Kabletown	August 13	37
02-03	Locust Hill Townhouses	Charles Town	June 11	23
02-05	Hamman MSD	Shepherdstown	March 12	2
02-07	Ashbaugh MSD	Charles Town	March 12	2
02-09	Rose Hill	Middleway	August 13	8
02-10	Margaret Link MSD	Shepherdstown	April 23	1
02-11	Adam Link MSD	Shepherdstown	April 23	1
02-13	Breckenridge 1C	Charles Town	July 9	54
02-14	Locust Hill Lots 315-365	Charles Town	May 28	51
02-15	Agnes Cook MSD	Shepherdstown	May 28	1
02-16	Albrite-Casey MSD	Shepherdstown	June 11	1
02-21	Corbin MSD	Shepherdstown	July 23	1
02-22	Karin Franklin MSD	Harpers Ferry	July 23	1
02-23	Robert Brady MSD	Shepherdstown	August 13	2
02-24	Westcott LLC Water Tank Lot	Charles Town	August 13	1
02-25	Breckenridge, 1D	Charles Town	November 12	61
02-26	Locust Hill Dupl., Lots 21-46	Charles Town	August 27	26
02-28	Spruce Hill, Sec. 2, Lots 38-98	Kabletown	November 12	60
02-30	Powers MSD	Shepherdstown	October 22	2
02-32	Burr Industrial Park - Lot 34	Charles Town	November 12	1
02-33	Gap View, Lot 80	Harpers Ferry	November 26	1
02-34	Fernbank at Cress Creek	Shepherdstown	November 26	13
<u>02-35</u>	<u>Fernbank at Cress Creek</u>	<u>Shepherdstown</u>	<u>December 10</u>	<u>4</u>
			TOTAL	503

APPENDIX II
 COMMUNITY IMPACT STATEMENTS REVIEWED IN 2002

	<u>Subdivision</u>	<u>District</u>	<u>No. of Lots</u>
01-39	Shared Towers	Shepherdstown	Telecommunications Tower
01-42	Harvest Hills	Shepherdstown	387 SFDs
02-01	Daniels Forest	Charles Town	192 SFDs
02-02	Spruce Hill	Kabletown	98 SFDs
02-04	Maddex Farm	Shepherdstown	202 SFDs
02-06	Smith Mountain View	Kabletown	9 SFDs
02-08	Kramer, Lot 4	Harpers Ferry	Commercial Lot Use
02-09	Rose Hill	Middleway	8 SFDs
02-12	Burch Manor	Middleway	4 SFDs
02-17	Thorn Hill	Charles Town	182 SFDs
02-18	Cedar Meadows Airpark	Middleway	17 SFDs
02-31	Shepherds Retreat	Shepherdstown	5 SFDs 6 Duplexes
02-36	Beall Air	Harpers Ferry	245 SFDs 54 Townhouses
02-37	Beacon Hill	Charles Town	20 SFDs
<u>02-38</u>	<u>Duncan Estates</u>	<u>Shepherdstown</u>	<u>5 SFDs</u>
TOTAL			1,374 Single Family Dwellings 60 Townhouses and Duplexes 1 Use of existing Commercial Lot 1 Telecommunications Tower

APPENDIX III:
 SUBDIVISIONS PENDING AT THE END OF 2002

<u>Project</u>		<u>District</u>	<u>Number of Lots</u>
99-05	Murphy's Landing	Harpers Ferry	203 SFDs
00-03	Colonial Hills	Shepherdstown	46 SFDs, 22 dupl., 60 TH, 108 Apts.
00-25	R. Dale Nelson MSD	Middleway	2 SFDs**
00-33	Sheridan	Harpers Ferry	178 SFDs
01-22	Cave Quarter Estates	Charles Town	15 SFDs
01-37	Quail Ridge, Sec. 2	Middleway	122 SFDs
01-42	Harvest Hills	Shepherdstown	387 SFDs
02-01	Daniels Forest	Charles Town	192 SFDs
02-06	Smith Mountain View	Kabletown	9 SFDs
02-12	Burch Manor	Middleway	4 SFDs
02-18	Cedar Meadows Airpark	Middleway	15 SFDs
TOTALS:			1,173 single family dwellings 22 duplexes 60 townhouses 108 apartments 1,363 TOTAL LOTS

APPENDIX II
Outstanding Construction Bonds as of December 31, 2000

<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	190,352.00
Breckinridge, Lots 31-100	Letter of Credit	53,701.00
Fairview Place, Section II, Lots 11-19	Cash in Escrow	7,195.00
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
PNGI Tent Facility - Charles Town Races	Cash in Escrow	5,075.00
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	14,375.00
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	166,902.00
Briar Run, Lots 78-133	Letter of Commitment	7,475.00
Covenant Baptist Church	Letter of Credit	44,226.00
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
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
Cambridge, Lots 51-52	Cash in Escrow	1,000.00
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
Charles Town Jehovah's Witness Church	Cash in Escrow	12,027.00
Breckinridge North, Lots 23-45	Letter of Credit	18,374.00

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

H&W Office Building	Cash in Escrow	26,146.00
Locust Hill Duplex Lots 9-20 \$ 47-60	Cash in Escrow	38,882.00
Shared Towers - Huyett	Letter of Credit	4,804.00
Norm Thompson Fulfillment Center	Cash in Escrow	1,464.00
Clear Field	Letter of Credit	11,492.00
Eastland IIIB, Lots 82-92	Letter of Credit	24,185.00
PNGI - Parking Garage & Entertainment Ctr.	Letter of Credit	645,574.00
Locust Hill, Lots 259-314 & 448-464	Letter of Credit	598,020.00
	Letter of Credit	151,018.00
Summit Point Raceway Storage Building	Cash in Escrow	477.00
Fellowship Bible Church Pavilion	Cash in Escrow	28,430.00
Breckinridge, Lots 101-166	Cash in Escrow	53,852.00
Bridgeforth RC Cola	Letter of Credit	471,172.00
Fernbank at Cress Creek, Lots 76-84, 102 103, 115 & 118	Letter of Credit	331,635.00
Briar Run, Lots 134-197	Letter of Credit	155,066.00
Ruby Tuesdays	Letter of Credit	5,750.00
Ruby Tuesdays/FCT Group SWM	Cash in Escrow	1,246.00
Shared Towers - Tel Farm	Letter of Credit	4,815.00
Abelow Farms, Lots 9-20 & 38-42	Letter of Credit	32,112.00
Haywood Acres, Lots 1-9	Letter of Credit	58,629.00
Eastland IIIC, Lots 93-101	Letter of Credit	41,890.00
Wright's Field	Letter of Credit	281,782.00
Locust Hill, Townhouses, Lots 33-55	Cash in Escrow	74,943.44
Breckenridge, IC, Lots 167-221	Letter of Credit	719,685.00
Amber Knolls	Letter of Credit	297,569.00
Gap View Village III, Lots 94-178	Letter of Credit	1,399,392.00
Cambridge, Lots 53-57 & 58-64	Letter of Credit	139,998.70
National Humane Education Society	Cash in Escrow	1,690.00
Spruce Hill I, Lots 1-37	Letter of Credit	373,487.00
Rose Hill	Letter of Credit	50,664.00
Locust Hill, Lots 315-365	Letter of Credit	904,121.00
Locust Hill, Duplex Lots 21-46	Cash in Escrow	198,235.00
B&M Painting Company	Cash in Escrow	7,152.00
Summit Point Raceway	Letter of Credit	669,256.00
Locust Hill	Letter of Credit	127,650.00
<u>Summit Point</u>	Letter of Credit	<u>6,242.00</u>
TOTAL		\$9,307,781.14

LOTS PROPOSED AND APPROVED 1972-2002

<u>Calendar Year</u> <u>Initiated</u>	<u>Lots Proposed</u> <u>via CISs</u>	<u>Cumulative</u> <u>Proposed</u>	<u>Approved</u> <u>Lots</u>	<u>Cumulative</u> <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***	443(1)	20,394	305	7,307
2002	1,434	21,828 (+334 apt.)	503	7,810 (+154 apts.)

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

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

(1) Since it was annexed into the City of Charles Town, the approval of the CIS for Hunt Field was not included in this tabulation as it will not be processed through the County's subdivision process.