

JEFFERSON COUNTY, WEST VIRGINIA

THIRTY-EIGHTH ANNUAL REPORT

JEFFERSON COUNTY PLANNING AND
ZONING COMMISSION
JANUARY 1 TO DECEMBER 31, 2005

I. OPERATION OF THE PLANNING AND ZONING COMMISSION

A. Planning and Zoning Commission Membership (as of 12/31/05)

1. Bill Lewandowski
2. Arnold Dailey
3. Russell Roper
4. Tom Kane
5. John Sidor
6. John Sims
7. Todd Baldau
8. Paul Burke
9. Greg Corliss, County Commission Representative

B. Department of Planning, Zoning and Engineering Staff

1. Paul J Raco, Executive Director (also serves as Zoning Administrator)
2. Rebecca F Burns, Administrative Assistant (Recording Secretary to the Planning and Zoning Commission)
3. Sherry Cole, Secretary
4. Jenilee DePottie, Clerical Support
5. Roger L Goodwin, Chief County Engineer
6. Kim Shrader, County Engineer
7. Sherry Kelly, Planner
8. Michael Heaton, Construction Plans Examiner
9. D. Mason Carter, Code Enforcement Officer
10. Thomas Pritt, Building Inspector
11. Mike Monaghan, Building Inspector
12. Kimberly Sisk, Permits Technician

C. Schedule of Regular Meetings and Hearings

Regular Planning Commission meetings are held on the 2nd and 4th Tuesday of each month in the County Commission Library meeting room located in the basement of the Charles Town Library, Charles Town, West Virginia. The Board of Zoning Appeals meets the 3rd Thursday of each month in the same location.

D. Special Meetings and Committees-Scheduled as needed. There were 7 special meetings held in 2005.

E. Total Meetings –

Total regularly scheduled meetings and hearings conducted in 2005: 22

Total special meetings and hearings conducted in 2005: 7

Total meetings and hearings conducted in 2005: 29

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 1st and 3rd 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: Grand totals from the previous year are provided for comparison.

	<u>1ST QTR</u>	<u>NO</u>	<u>2ND QTR</u>	<u>NO</u>	<u>3RD QTR</u>	<u>NO</u>	<u>4TH QTR</u>	<u>NO</u>	<u>TOTAL</u>	<u>NO</u>
ACCESSORY BLDGS	\$327,927.00	32	\$319,402.00	74	\$337,590.00	55	\$346,852.00	47	\$1,331,771.00	208
ADDITION	\$1,588,830.00	75	\$2,374,474.00	160	\$2,612,743.00	142	\$2,676,469.00	90	\$9,252,516.00	467
CHIMNEY	\$0.00	0	\$0.00	0	\$13,000.00	1	\$0.00	0	\$13,000.00	1
CHURCHES	\$0.00	0	\$252,700.00	2	\$36,000.00	2	\$1,000,000.00	1	\$1,288,700.00	5
COMMERCIAL	\$9,297,964.00	17	\$3,338,453.00	20	\$4,809,300.00	7	\$29,646,800.00	15	\$47,092,517.00	59
COMMERCIAL DEMOLITION	\$12,000.00	1	\$5,000.00	1	\$0.00	0	\$50,000.00	1	\$67,000.00	3
FARM STRUCTURES	\$475,400.00	12	\$226,500.00	9	\$65,200.00	4	\$30,000.00	3	\$797,100.00	28
FOUNDATION/SLAB ONLY	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0
GARAGES/CARPORTS	\$249,250.00	15	\$431,380.00	28	\$611,756.00	27	\$439,700.00	25	\$1,732,086.00	95
MOBILE HOMES	\$32,500.00	3	\$254,216.00	6	\$384,392.00	6	\$796,272.00	15	\$1,467,380.00	30
SIGNS	\$21,821.00	9	\$2,500.00	2	\$14,720.00	5	\$268,434.00	16	\$307,475.00	32
SINGLE FAMILY HOMES	\$18,441,806.00	65	\$30,551,955.00	92	\$28,147,000.00	86	\$27,275,940.00	85	\$104,416,701.00	328
SINGLE FAMILY DUPLEXES	\$1,500,000.00	6	\$0.00	0	\$606,000.00	4	\$0.00	0	\$2,106,000.00	10
SINGLE FAMILY TOWNHOUSE	\$0.00	0	\$250,000.00	1	\$2,000,000.00	8	\$0.00	0	\$2,250,000.00	9

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SWIMMING POOLS	\$389,874.00	13	\$632,774.00	34	\$914,078.00	40	\$399,745.00	11	\$2,336,471.00	98
TEMPORARY CONSTRUCTION	\$0.00	0	\$16,252.00	2	\$0.00	0	\$0.00	0	\$16,252.00	2
OTHER	\$0.00	0	\$0.00	0	\$35,000.00	1	\$0.00	0	\$35,000.00	1
<u>2005TOTAL</u>	<u>\$32,337,372.00</u>	<u>248</u>	<u>\$38,655,606.00</u>	<u>431</u>	<u>\$40,586,779.00</u>	<u>388</u>	<u>\$62,930,212.00</u>	<u>309</u>	<u>\$174,509,969.00</u>	<u>1376</u>
<u>2004 TOTAL</u>	<u>\$43,143,461.00</u>	<u>309</u>	<u>\$22,702,227.00</u>	<u>383</u>	<u>\$35,220,574.00</u>	<u>409</u>	<u>\$29,708,695.00</u>	<u>277</u>	<u>\$130,774,957.00</u>	<u>1378</u>

B. Enforcement of Floodplain Management Ordinance

Department of Planning, Zoning, Engineering staff issued 2 Improvement Location Permits/Building Permits for construction on a lot within a flood prone area in 2005.

III. LAND DEVELOPMENT ACTIVITY

- A. Subdivision Ordinance Activity- See Chart I for a list of subdivisions submitted and/or approved in 2005. 58 Applications were in active status for 2005, 15 of which were carry-overs from previous years, and the remaining submitted in 2005.
- B. Site Plan Activity- See Chart II for a list of site plans submitted and/or approved in 2005. 36 Applications were in active status for 2005, 13 of which were carry-overs from previous years, and the remaining submitted in 2005.
- C. Construction Inspections and Bonding-See chart III for a list of outstanding inspections and bonding.
- D. 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. In 2005 there were no salvage yard permits issued.

IV. ZONING REVIEW

- A. Zoning Map Amendments There was one County Commission-initiated map amendment to the F.O. Day property near the Jefferson-Berkeley County border on _____, 2005. The property was rezoned from _____ to _____.
- B. Zoning Ordinance Amendments: There were ordinance amendments made which became effective on April 8, 2005 at 5:00 p.m. See the zoning ordinance for specific changes that were made.
- C. Conditional Use Permits The following CUPs were submitted in 2005:
- KRM Associates: IT technical and consulting company-Pending;
 - Jersey Mike's Sub Shop-at Jefferson Crossing Lot 4-Approved;
 - Rockwell Mini-Storage-expansion of storage facility-Approved.

V. COMPREHENSIVE PLAN

No changes to the Comprehensive Plan were done in 2005.

CHART I: SUBDIVISION ACTIVITY IN 2005

FILE NO.	SUBDIVISION	STATUS	STATUS DATE	NO. OF LOTS
03-01	Windmill Crossing	Approved	01/11/05	134 THs, 15 commerical lots
03-31	Quarter Farm	Approved	06/02/05	17
04-06	Jefferson Crossing II Commercial S/D lots 1,2,3,4,5,6,7,8	approved	02/08/05	8
04-12	Benview S/D	DENIED	06/28/05	42
04-15	Quail Ridge, Section II, Phase II, Lot 82- 128	approved	01/25/05	48
04-16	The Preserve at Barleywood,	approved	10/25/05	56
04-17	Demory Farm Subdivision - (Previous Demory Farm File #04-01 closed)	approved	03/11/05	CIS for 73 sf lots
04-18	Premier Bank & Commercial Property at Maddex Square	Approved but not bonded	01/11/05	1
04-20	Rock Ferry Station (Formerly known as Shenandoah Heights Subdivision)	approved	10/11/05	44
04-26	The Crofts at Shepherdstown	PC ok fp w/conditions 12/13/05	12/31/05	16
04-27	Eastland S/D Lots 110-122 Section V-B and 123-Residue	approved	03/22/05	14
04-33	Colonial Hills Phase II	approved	03/08/05	60
04-41	Thomas M. Weller MSD	approved	01/25/05	2
04-42	The Point	approved	12/13/05	58
04-43	Michael W. Strider MSD	approved	02/08/05	2
05-01	Lake Forest Estates Section II	PC ok fp w/conditions 12/13/05	12/13/05	33 + Res.
05-02	Fellowship Bible Church S/D lots 1&2	pending		n/a
05-03	Frank Kubic MSD	Approved	03/08/05	1,2,3-Res.
05-04	King's Crossing	CIS Denied	CIS Denied-did not move forward	185 single fam and 99 townhome lots
05-05	Maddex Farm Phase III Lots 1-14, 25-27, 136-160, 187-202 & LOT A Residue	PC approved final plat 3/8/05	03/08/05	58 sf & 1 residue
05-06	George R Enos and Edna C Enos SD aka Anglers Ridge SD (10/20/05)	approved	07/12/05	3
05-07	John D. Lowe, Jr. III	Approved	05/10/05	2

FILE NO.	SUBDIVISION	STATUS	STATUS DATE	NO. OF LOTS
05-08	Haynes - Foltz L.C.	approved	05/10/05	3
05-09	Falcon Ridge Farms S/D	pending		7
05-10	Longfield Estates	pending		26 lots plus 4 parcel res
05-11	Gregory M Burch aka Fieldstone Estates (10/24/05)	Pending		3
05-12	Shirley Estates	Pending		14
05-13	Rattlesnake Run	pending		10
05-14	Burwell S. Ware MSD	approved	06/02/05	3
05-15	Sharmer MSD	approved	06/14/05	1,2,3-Res.
05-16	McNutt MSD	Pending		2
05-17	Butler Farm SD	pending		
05-18	Kramer SD Lot 6 Harpers Ferry Plumbing & Heating Expansion. Expansion of existing facility see File #01-06 & S02-09	Pending		N/A
05-19	Beacon Hill Estates Phase II	Pending		10 sf lots & residue (see original Beacon Hill file #02-37)
05-20	Timothy Lee Grim & Brenda Lee Turner MSD, Lots 1, 2 & 3-Residue	approved	10/25/05	3
05-21	Ernest S. Moyer MSD, Lots 1 & 2- Residue	approved	08/09/05	1 + res.
05-22	North Hills at Cress Creek (fka Edgewood at Cress Creek)	pending		20 sf lots (per CUP #Z04-05)
05-23	Ryans Glen	Pending		12 sf lot & 1 residue 126 acres
05-24	Hartzell Gardens (aka The Village at Piedmont)	Pending	CIS 6/30/05 for 20 duplexes	
05-25	Hezekiah C. Marshall MSD	approved	08/23/05	2
05-26	Sheridan, Phase II, Lots 2-25, 27-37, 79- 93, 95-108, 110-131, 133-158, 160-178	Pending		126
05-27	Windmill Crossing Condominiums	Pending		60 units
05-28	Collins Property aka Pleasant Hill SD (10/20/05)	Pending		3
05-29	Chester W. Ross Estate MSD	approved	09/27/05	2 + res.
05-30	Millers Station Commercial Subdivision, Lot 1, 71,280 sq.ft. office building	Pending		71,280 sq.ft. office building
05-31	Millers Station Commercial Subdivision, Lot 2, 20,000 sq. ft. office building	Pending		1
05-32	Millers Station Commercial Subdivision,	Pending		2

FILE NO.	SUBDIVISION	STATUS	STATUS DATE	NO. OF LOTS
	Lots 3 & 4 16,200 sq. ft. flex space building			
05-33	Herb Jonkers Minor Subdivision, Lots 2A & 2B	approved	09/13/05	2
05-34	Lowell Keith Crim MSD lots 1, 2 & 3-R	approved	09/27/05	2 + Res.
05-35	Lamb Division Elk Run Estates Lot 7	approved	09/27/05	2
05-39	David Trail MSD	Approved	12/13/05	2
05-42	Richard West	approved	12/13/05	2
05-43	Stephen Marshall MSD	Approved	12/13/05	3

CHART II: SITE PLAN ACTIVITY IN 2005

File #	Project Name	District	Use Description	Approval Date
S04-08	Blue Ridge Mountain Country Club	Pool bathhouse	Harpers Ferry	Approved 07/12/05
S04-09	Chafford Industries. Lot 43A Burr Ind Park	32,400 sq. ft. industrial/business/ accessory storage	Charles Town	
S04-10	Charles Town Races	New entrance for employee parking lot	Charles Town	Approved 02/22/05
S04-12	SPARC Summit Point Raceway	Vehicle Maintenance Facility	Kabletown	Approved 02/08/05
S04-13	Burr Industrial Park	Proposed office for commercial and industrial	Charles Town	
S04-14	Bradstone - Shenandoah Casting Plant	Renovation and demolition of existing building and put a mobile home	Harpers Ferry	
S04-15	Burr Industrial Park Lot 44	DMV Regional Office Project	Charles Town	
S04-17	Charles Town Races - Entrance Road	Addition of a new entrance road to service the facility.	Charles Town	Approved 02/22/05
S04-18	A&W / Long John Silvers	6 additional parking spaces	Charles Town	Approved 10/25/05
S04-19	Miller Station Lot 5 Tire Center	Develop a tire Center	Charles Town	
S04-20	Fellowship Bible Church	Building a church	Charles Town	Approved 09/27/05
S04-21	Sam Michael's Park Recreation Center	Recreation Center	Shepherdstown	Approved 07/26/05
S04-22	Jefferson Security Bank	Bank	Shepherdstown	Approved 01/25/05

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S05-01	Charles Town Races & Slots, Building Addition - Buffet	Charles Town	4,090 sq. ft. addition - buffet building addition	Approved 04/12/05
S05-02	Avalanche Services Burr Industrial Park Lot 22	Charles Town	site plan for 28,950 sq.ft. plant/warehouse/office	
S05-03	Shepherdstown Specialty Storage	Shepherdstown	commerical building - units A-G are 49,610 sf and units H-J are 6,080 sf -- 9 storage units, 1 office complex	07/12/05
S05-04	CREO 17. M	Middleway	1-story 15,570 sq ft, process room and men/womens toliet (17M building expansion)	
S05-05	Premier Bank Temporary Trailer	Shepherdstown	temporary bank facility while new building is being built on lot 5 Maddex Square	03/22/05
S05-06	Lot 23 Burr Industrial Park/The Tetra Companies	Charles Town	32,356 sq. ft. office/warehouse/condo	
S05-07	Steeler Development LLC Bardane Community Center	Charles Town	Front & rear parking lot	
S05-08	Applebee's Neighborhood Grill & Bar	Charles Town	5,130 sq. ft. restaurant on Lot 5 of Jefferson Crossing II S/D	11/08/05
S05-09	Old Route 340 Business Center (see CIS file #04-34)	Harpers Ferry	21,950 sq. ft. building 13,000 sq. ft. building 10,000 sq. ft. building according to permit applications	
S05-10	Charles Town Races & Slots, Phase IV, Area 5 Shell Building & West Parking Deck	Charles Town	1) 6 floor west parking deck 145,568 sf each floor=873,408 sf 2) 63,938 sf area 5 shell building	01/11/05
S05-11	Martins Expansion at Jefferson Crossing	Charles Town	82,295 sq.ft. renovation/expansion Martin's Food Store	
S05-12	Word of Faith Tabernacle	Middleway	7200 sq.ft. addition for gymnasium, kitchen, classrooms, office	
S05-13	Rock Spring Church	Middleway	renovation to existing facility for conversion to church 1st phase improvements	
S05-14	Universal Forest Products, Ranson Plant Addition	Charles Town	9,000 sq.ft addition & 1,600 sq. ft. storage tank farm addition	
S05-15	The Inn at Charles Town	Charles Town	4 story hotel 25,178 sq. ft. 1st floor/2nd, 3rd & 4th floors 23,104 sq. ft.	
S05-16	Through the Garden	Harpers Ferry	conversion of existing commercial to landscaping business	
S05-17	Windmill Crossing Temporary Sales Trailer	Harpers Ferry	temporary sales trailer on lot 67 Windmill Crossing	

S05-18	Blue Ridge Technology, Lot 1B, R&L Inc.	Charles Town	landscaping, greenhouse, commercial retail business
S05-19	Colonial Hills Sales Trailer	Shepherdstown	temporary sales trailer on lot S2 Colonial Hills
S05-20	Windmill Crossing Lot 1 Medical Office Building (See SD file #03-01)	Charles Town	CIS - 2-story bldg 13,200 sq. ft. SRP 2-story bldg 13,400
S05-21	CT Races & Slots Waste Water Reclamation Facility	Charles Town	1-Lab/Garage Bldg. \$873.32 2-Filber/UV Bldg. \$672.80 3-Headworks/Blower Bldg. \$802.40 4-Reactor Basin #1, SBR#1 \$819-64 5-Reactor Basin#2, SBR#2 \$819-64 6-Aerobic Digester \$819.65 7-Post EQ \$589.57
S05-22	Dodson Septic Service	Kabletown	1995 sq. ft. building for septic service business equipment maintenance shop
S05-23	Commercial Building Expansion, Lot 4 Bittinger SD	Kabletown	832 sq. ft. addition to existing warehouse building

**CHART III: OUTSTANDING CONSTRUCTION BONDS AS OF
 DECEMBER 31, 2005**

File No.	Project Name	CASH (Y/N)	Current Amount
94-08	Locust Hills S/D	LOC	\$190,352.00
95-15	Meadow Brook Farm Lots 1-45	LOC	\$39,790.00
S97-02	PNGI Charles Town Gaming LLC clubhouse & barns	CASH	\$34,340.00
85-11	Patrick Henry Estates, Section B	Y	\$1,500.00
S91-06	Encore Catering	Y	\$288.00
S92-06	Images Night Club	CASH	\$12,910.00
93-33	Bon Aire Village	N	\$1,300.00
S99-03	Shannondale, Inc. Mini Storage	LOC	\$11,640.00
S98-10	Shepherdstown Men's Club	LOC	\$5,650.00
S99-11	PNGI Charles Town Gaming LLC Tent Facility	CASH	\$5,075.00
00-19	Sunset Ridge S/D Lots 1-8 residue	LOC	\$3,561.00
98-20	Gap View Village S/D Lots 1-25 & 26R	LOC	\$65,649.00

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S99-14	Covenant Baptist Church	LOC	\$44,226.00
S00-01	Summit Point Raceway	CASH	\$1,337.00
S00-04	Summit Point Raceway Shower/Bath Facility	CASH	\$1,100.00
S00-15	Pizza Hut Restaurant	CASH	\$18,672.00
S00-19	Potomac Farms	CASH	\$345.00
00-32	Clear Field S/D	LOC	\$11,492.00
01-14	Bridgeforth RC Cola	LOC	\$471,173.00
S01-07	Blue Ridge Storage	LOC	\$9,470.00
00-09	Gap View Village Subdivision, Lots 26-93 & 94-R	LOC	\$250,387.00
S01-11	Charles Town Races Parking Garage and Entertainment Center	LOC	\$312,921.00
00-07	Cambridge S/D Lots 51 & 52 (P/O PP 96-32)	CASH	\$1,000.00
01-02	H&W Office Bldg	CASH	\$26,146.00
S00-05	Country Day School	CASH	\$14,475.00
S01-06	Norm Thompson Fulfillment Center	CASH	\$1,464.00
S01-10	Summit Point Raceway Storage Building	CASH	\$477.00
01-19	Gap View Village S/D Phase III Lots 94-178	LOC	\$219,000.00
01-24	Amber Knolls S/D Lots 1-12	LOC	\$207,736.00
02-09	Rose Hill S/D Lots 1-8 & Residue	LOC	\$50,664.00
S01-04	Ruby Tuesday	LOC	\$5,750.00
00-40	Hay-Wood Acres S/D Lots 1-8 & 9-Residue	LOC	\$58,629.00
02-02	Spruce Hill S/D Sec 1, Lots 1- 37	LOC	\$127,725.00
S02-01	Summit Point Raceway	LOC	\$197,314.00
S01-04	Ruby Tuesday	CASH	\$1,246.00
01-37	Quail Ridge S/D Lots 44-48 and 51-81	LOC	\$95,000.00
00-33	Sheridan S/D Lots 1, 26, 38-78, 94, 109, 132, 159 & Residue Lots A-F	LOC	\$2,747,743.00
01-31	Miller Station Commerical S/D Lots 1-8	LOC	\$119,600.00

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02-04	Maddex Farm Phase 1, Lots 75-112 184 &A-Residue	LOC	\$182,078.00
02-06	Smith Mountain Estates	LOC	\$120,795.00
03-13	Locust Hill Lots 366-390 & 392-447	LOC	\$148,668.00
S02-18	AT&T Wireless	LOC	\$18,639.00
S03-04	Shenandoah Professional Center	LOC	\$13,742.00
02-18	Cedar Meadow Airpark Lots 1-16	LOC	\$211,233.00
02-28	Spruce Hill Lots 38-98	LOC	\$235,071.00
S02-03	Charles Town Self Storage	LOC	\$17,820.00
S02-17	Blue Ridge Storage	LOC	\$35,182.00
02-08	Northstar Foundations	CASH	\$51,802.00
S02-10	Victory Freewill Baptist Church	CASH	\$55,366.00
02-44	Eastland S/D Sec V-A Lots 103-109 & Residue	LOC	\$34,320.00
03-09	Merryfield Estates	LOC	\$38,776.00
03-11	Chapel View S/D Section 2, lots 42-105	LOC	\$225,638.05
03-21	Summit View Estates S/D 1-26	LOC	\$442,225.00
04-04	Cambridge Lots 87-90, 111-114, 134-143, 74-75	LOC	\$36,496.00
04-13	Maddex Farm S/D Lots 53-74, 113-119, 161-183, 185-186 & A-residue	LOC	\$84,866.00
04-13	Widening Maddex Farm Drive to Butcher Court	LOC	\$4,583.00
S02-16	Uniwest Jefferson Inc Martins Refueling Station	LOC	\$151,072.00
S03-06	Country Roads General Store	LOC	\$3,735.00
00-03	Colonial Hills S/D Phase 1, Lots D1-D20 S1-S15	LOC	\$193,000.00
02-36	Beallair S/D Phase I, Lots 1-49 & Residues A-E	LOC	\$1,075,000.00
02-37	Beacon Hill S/D Lots 1-20	LOC	\$86,877.00
S03-17	Charles Town Races 300,000 sq. ft bldg & Parking Lot Expansion	LOC	\$217,061.33
04-19	Locust Hill s/d, Phase III, Townhouse Lots 56-95	LOC	\$145,348.00

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00-33	Washington Homes of WV/ Sheridan Sales Office	CASH	\$4,538.00
02-12	Burch Manor	CASH	\$27,681.00
03-19	Willow Springs Commerical S/D & Car Wash	CASH	\$107,492.00
S04-02	Gene Perkins Anderson & Perkins	CASH	\$948.75
S04-07	Priest Field Pastoral Church	CASH	\$42,066.00
03-15	Deerfield Village SD	LOC	\$1,292,513.00
S03-11	Charles Town Self Storage	CASH	\$38,088.00
03-03	Mission Ridge, Lots 1-33 & Parcels 1 & 2 Residue	LOC	\$202,700.00
S04-06	Eackles & Spencer Funeral Home	LOC	\$45,448.46
S03-07	The Tetra Group One, LLC/Burr Industrial Park Lot 18B	LOC	\$544,993.00
S04-05	Lot 37 Burr Industrial Park	CASH	\$72,734.85
S04-08	Blue Ridge Mountain Country Club	CASH	\$7,582.20
S05-10	Charles Town Races & Slots, Phase IV, Area V, West Parking Deck & Shell Bldg.	LOC	\$703,561.79
S05-08	Applebee's	CASH	\$49,132.49
04-16	Barleywood SD	LOC	\$1,051,203.96
S05-03	Shepherdstown Specialty Storage	LOC	\$60,240.91
03-01	Windmill Crossing	LOC	\$1,114,328.00
04-08	Cave Quarter Estates, Section C, Lots 48-41	LOC	\$116,242.00
04-17	Demory Farm Subdivision	LOC	\$163,704.00
S05-02	Avalanche Services	LOC	\$17,000.00
04-14	Springs at Shepherdstown	LOC	\$800,000.00
04-15	Quail Ridge Phase II Section II Lots 82-128	LOC	\$1,515,422.53
S04-10	Charles Town Races Horse Barns, Practice Track & Employee Parking	LOC	\$1,058,409.17
S04-12	SPARC	LOC	\$30,609.55
S04-14	Bradstone - Shenandoah Casting Plant	LOC	\$155,398.37

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S04-16	Walls Nursery	LOC	\$58,329.61
	Charles Town Races Washington Street Entrance Road		
S04-17		LOC	\$705,963.15
03-31	Quarter Farm SD	LOC	\$353,940.22
	Premier Bank & Commercial Property at Maddex Square		
04-18		LOC	\$32,563.17
	Colonial Hills S/D Phase 2, Lots TH1-TH60		
04-33		LOC	\$358,541.10
	Premier Bank at Maddex Square Shopping Center		
S05-05		LOC	\$15,299.00
04-06	Jefferson Crossing II Lot 3	LOC	\$45,128.81
04-06	Jefferson Crossing II Lot 4	N	\$30,207.37
04-06	Jefferson Crossing II	N	\$836,007.05
S04-22	Jefferson Security Bank	Y	\$288,983.44
	Eastland Section V-B, Lots 119- 122		
04-27		LOC	\$151,800.00
	Maddex Farm, Phase III, Lots 1- 14, 25-27, 136-160, 187-202 & A-Residue		
05-05		LOC	\$282,092.00
	PNGI Charles Town Gaming, LLC, Buffet Addition		
S05-01		CASH	\$5,378.55
	Enos Subdivision - Anglers Ridge		
05-06		LOC	\$20,753.00

\$20,528,564.88

LOTS PROPOSED AND APPROVED 1972-PRESENT

Calendar Year Initiated	Lots Proposed at CIS	Cumulative Proposed	Approved Lots	Cumulative Approved
1972	806	806	594	594
1973	1135	1941	415	1009
1974	523	2464	313	1322
1975	491	2955	277	1599
1976	815	3770	191	1790
1977	193	3963	127	1917
1978	367	4330	267	2184
1979	459	4789	87	2271
1980	102	4891	46	2317
1981	53	4944	22	2339
1982	94 (+88 apts)	5038	93	2432
1983	232	5270	216	2648
1984	115	5385	102	2750
1985	295	5680	216	2966
1986	134	5814	133	3099
1987	1275	7089	430	3529
1988	1705	8794	723	4252
1989	5457	14251	648	4900
1990	2353	16604	404	5304
1991	88 (+132 apts)	16694	90	5394
1992**	548	17240	97	5491
1993	332	17572	98 (40 apts)	5589
1994	241	17813	128	5717
1995	521	18334	138	5855
1996	682 (+64 apts)	19016	129	5984
1997	90 (+50 apts)	19106	278 (64 apts)	6262
1998	113	19219	288 (50 apts)	6550
1999	333	19552	145	6695
2000	399	19952	307	7002
2001***	443 (a)	20395	305	7307
2002	1434	21829	503	7810
2003	428	22257	469	8279
2004	706	22963	563	8842
2005	558 (+ 60 condos & 108 apts)	23521	436 (+ 60 condos & 108 apts)	9278

**Reporting adjusted to calendar year basis during this period

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

Minor Subdivisions do not process CISs, therefore those lots are not counted in the number proposed at CIS.

(a) Since it was annexed into the City of Charles Town, the approval of the CIS for Huntfield was

not included in this tabulation.

Apts and Condos not included in cumulative lot counts.

