

TWENTY-SIXTH ANNUAL REPORT
JEFFERSON COUNTY PLANNING AND ZONING COMMISSION
JULY 1, 1992 THROUGH DECEMBER 31, 1993*

* Please note that this report covers an 18 month period. This change was made to start reporting by calendar year.

Twenty-sixth Annual Report
Jefferson County Planning and Zoning Commission
July 1, 1992 through December 31, 1993

I. OPERATION OF THE PLANNING AND ZONING COMMISSION

A. Planning and Zoning Commission Membership

1. H. Richard Flaherty, President
2. Scott Coyle, Vice President
3. Ernest R. Benner, Secretary/Treasurer
4. Samuel J. Donley, Jr. ***
5. Carolyn Hoffman
6. Betty Roper
7. Lyle Campbell Tabb, III
8. Paul W. Griger **
9. Gilbert Page Wright, Jr.
10. Rosella Kern
11. James G. Knode *

*(designated member from the County Commission)

** John Womer resigned effective April 1, 1993. He was replaced by Paul W. Griger.

*** Samuel J. Donley, Jr. replaced D. Lee Morgan effective March 31, 1993.

B. Planning and Zoning Commission Staff

Paul J. Raco, Director of Planning and Zoning*
Paula Coomler Markstrom, Permit Officer/Assistant
Rebecca F. Burns, Executive Secretary
John C. Laughland, County Engineer (employee of the County Commission)

*Paul Raco is also the designated Zoning Administrator

Schedule of Regular Meetings

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 25414.

During the 18 month period covered by this report, the Planning and Zoning Commission held thirty-five (35) Regular Meetings. In addition, three special meetings (work sessions) were held on January 19, 1993, to review proposed ordinance amendments and on November 2nd and November 16, 1993, to work on proposed revisions to the Jefferson County Comprehensive Plan. Public comments on the proposed Comprehensive Plan revisions were received at five different regular Planning Commission meetings. Eleven Neighborhood Compatibility Hearings were held on nine (9) different projects. Three public hearings were held as a result of Neighborhood Compatibility Hearings on the following

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projects: Bon Aire Village (12/22/92), McDonald's at Maddex Square (5/11/93), and Shannondale, Section 25-J (October 12, 1993--continued to October 26, 1993). Minutes and tapes of all meetings and work sessions are on record in the Planning Commission office and are available for public review during normal business hours, Monday through Friday, 9:00 a.m. to 5:00 p.m.

The Staff and Subdivision Review Panel conducted subdivision review work sessions, as necessary, on the first and third Friday of the month at 10:00 a.m. in the Planning Commission meeting room. During the 18 months period covered by this report twenty-six (26) subdivision review work sessions were held for the purpose of reviewing seven (7) Community Impact Statements, fourteen (14) Preliminary subdivision plats, and twenty-three (23) site plan reviews.

C. Budget

The approved Planning and Zoning Commission budget totaled \$108,503.00 for the 1992/93 Fiscal Year.

The approved Planning and Zoning Commission budget totaled \$121,638.00 for the 1993/94 Fiscal Year.

D. Revenues

Total revenues during fiscal year 1992/93 increased by \$57,831.66 from fiscal year 1991/92.

Total revenues during calendar year 1993 decreased by \$45,528.59 from calendar year 1992.

II. BUILDING CONSTRUCTION ACTIVITY

A. Improvement Location Permit Activity

The total number of Improvement Location Permits issued during the calendar year 1993, as shown on the table below, decreased by 45 over the 1992 calendar year. A total of 917 permits were issued in 1993 versus 962 in 1992. The total value of construction increased from \$35 million in 1992 to \$38 million during 1993.

IMPROVEMENT LOCATION PERMIT ACTIVITY
 CALENDAR YEAR 1992 and CALENDAR YEAR 1993

	<u>1992</u>		<u>1993</u>	
	<u>No.</u>	<u>Value</u>	<u>No.</u>	<u>Value</u>
Apartment Buildings	0	0	2	1,370,000
Units	0	0	45	
Single Family Homes				
Detached	331	27,420,909	283	24,932,965
Attached	12	1,172,000	13	1,172,000
Mobile Homes	63	926,940	68	1,053,117
Garages/Carports	123	794,002	92	715,140
Additions	215	1,742,017	201	1,373,783
Accessory Buildings	141	391,755	162	342,614
Farm Structures	30	205,840	30	367,400
Commercial/Industrial	34	2,079,728	45	5,425,350
Swimming Pools	11	146,720	17	212,100
Other	2	5,000	4	730,500
	<u>962</u>	<u>\$34,884,911</u>	<u>917</u>	<u>\$37,694,969</u>
Total dwelling units	406		409	
Average Construction Cost/ single family home (Excluding mobile homes and apartments)		\$83,361		\$88,192

The total number of new dwelling units created (apartment units, single family homes and mobile homes) increased from 406 units to 409 units. The average value of residential construction increased from \$83,361 per dwelling unit in 1992, to \$88,192 in 1993, or an increase of \$4,831.00 per unit.

The number of permits issued for commercial/industrial buildings increased from 34 in 1992 to 45 in 1993. The value of the construction in this category also increased from \$2,079,728 in 1992 to \$5,425,350 in 1993. Overall, the number of permits decreased by 45 over the previous fiscal year and the total construction value increased by \$2,810,058.

B. Enforcement of Flood Plain Management Ordinance

In the 18 month period covered by this report, the Planning Commission staff issued seven (7) Improvement Location Permits for construction on lots within flood prone areas. Two of these permits were for construction that is to be located at or above the 100 year flood plain, both for homes. Two permits were issued for construction within the flood plain since the value of the addition was less than 50% of the value of the existing structure. Four permits were initially denied because of improper filing without certification. One of these was later issued upon proper certification.

In addition, the Staff received numerous inquiries as to location of flood prone areas, and prepared a number of parcel maps indicating the regulated flood plain.

III. LAND DEVELOPMENT ACTIVITY

A. Subdivision Ordinance Activity

The number of lots, sites or units approved by the Planning Commission under the Subdivision Ordinance has fluctuated between 148 to 871 yearly over the last four fiscal years. During the 18 month period covered by this report the Planning Commission approved 298 new lots, sites or units. In addition, the number of lots created through the subdivision exemptions in this 18 month period is 44. The number of lots, sites or units pending completion of subdivision processing at the end of the 1993 calendar year is 716. However, the number of pending lots has never been an accurate count of what actually is 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 January 1, 1994, can be found in Appendix 1.

In addition to the subdivision activity described above, the Planning Commission received and approved four (4) variance requests to permit two or more principal buildings on a single lot.

In the 18 month period covered by this report, whereas 298 lots were created, 409 permits were issued. Therefore, the surplus of lots went down by approximately 111.

B. Construction Inspections and Bonding

Once a project is approved by the Planning Commission, the Planning Commission Staff, and primarily, the County Engineer, inspect the subdivision improvements to insure that they conform with the approved plans.

In addition to the inspections, the Planning Commission Staff administers construction bonds provided by developers to insure completion of improvements. As of January 1, 1994, the total value of the bonds held by the County was \$3,590,047.65. The subdivisions currently bonded and the amount and form of security are listed in Appendix II.

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.

Between July 1, 1992 and December 31, 1993, the Planning Commission Staff investigated approximately twenty-five (25) complaints at various locations around the County. Some of the complaints were determined not to constitute a salvage yard by the definition of "junked" motor vehicles. However, efforts have been made by a number of property owners who were investigated, to clean up their property and alleviate the cause for the complaints. Five (5) locations were determined to contain salvage yards in violation of the Salvage Yard Ordinance and were pursued. Four of these violations are awaiting trial and disposition in Magistrate Court.

III. STATUS OF PLANNING

Ten (10) projects were submitted to process through the zoning procedure and the Land Evaluation/Site Assessment (LESA) system.

Ashland Woods	37 single family	72 Acres	Harpers Ferry
Bank of Charles Town	Branch Office Expansion	1.21 Acres	Middleway
Bon Aire Village	Strip Mall*	3.63 Acres	Shepherdstown
Tuscawilla West/ Locust Hill	366 single family 64 duplex 220 townhouse 94 apartments	401.00 Acres	Charles Town
McDonalds	Fast Food Rest. within Maddex Square Shopping Center	38,208 s.f.	Shepherdstown
Historical River Tours	Operation and meeting area for river and bicycle tours	0.71 Acres	Harpers Ferry
Shannondale, Section 25-J	16 single family	19.00 Acres	Charles Town
Bon Aire Village	19 townhouses	3.63 Acres	Shepherdstown
Scotia Run, Lots 1-20	20 single family	32.32 Acres	Charles Town
Rockwell's Moving & Mini-storage	2 mini-storage buildings	3.01 Acres	Charles Town
Montclair	69 townhouses	33.72 Acres	Harpers Ferry

The Bon Aire Village strip mall project was abandoned and a new submittal made for the 19 townhouses project.

C. Site Plan Reviews

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

<u>Project</u>	<u>Type Development</u>	<u>District</u>	<u>Status</u>	<u>Acres</u>
Lot 21, Burr I.P. Metropolitan Medical	Industrial	Charles Town	Approved	3.65
Specialty Binding & Printing Co.	Warehouse and Assembly addition to existing commercial structure	Shepherdstown	Approved	12.70
Images Nite Club	Commercial expansion	Middleway	Approved	1.00
DALB, Inc., Lots 3 & 4, Burr IP	Industrial	Middleway	Approved	1.00
Trinity Mfg. Co. Lot 12 & part of 13	Industrial	Middleway	Pending	6.50
Albert M. Nico- demus, Jr.	Residential (Apt. Bldg.)	Middleway	Approved	2.00
Locust Hill Clubhouse Complex	Commercial	Charles Town	Approved	50.91
James Burr Technology Center	Commercial	Charles Town	Approved	1.30
Fellowship Baptist Church	Religious	Middleway	Pending	10.00
Bank of Charles Town-Kearneys- ville Expansion	Commercial	Middleway	Approved	1.20
Shannondale Springs Baptist Chapel	Religious	Kabletown	Approved	6.00

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McDonald's Fast Food Restaurant	Commercial	Shepherdstown	Approved	0.88
Tire Distribu- tors, Inc.	Commercial	Charles Town	Pending	10.01
Lowe Products, Inc. (Warehouse Addition)	Commercial	Shepherdstown	Approved	78.80
Seven Springs, Inc.	Religious	Charles Town	Pending	67.60
Sheetz, Inc. (Sign replacement)	Commercial	Shepherdstown	Approved	0.48
USFWS-National Educa- tion and Training Center	Education (15 buildings)	Shepherdstown	Pending	538.28
Norm Thompson Fulfillment Center	Industrial	Charles Town	Approved	13.49
Royal Vendors	Industrial Additions	Charles Town	Approved	12.29
Harper Homestead (River Riders)	Commercial	Harpers Ferry	Pending	0.76
Potomac Edison Middleway Substation	Utility	Middleway	Approved	0.99
Williams Memor- ial UMC	Religious	Charles Town	Pending	0.29

D. Intergovernmental Cooperation

The Planning Commission has established an open working relationship with other governmental agencies to ensure cooperation and coordination of programs and planning activities affecting Jefferson County. Examples of agencies the Planning Commission communicates with on a regular basis include: the Jefferson County Commission, Board of Education, Health Department, Development Authority, Solid Waste Authority Emergency Services, Public Service District and the offices of the Assessor, County Clerk and Prosecuting Attorney; the State Departments of Health, Highways, and Natural Resources; and the U. S. Departments of Agriculture and Interior.

E. Miscellaneous Meetings and Activities

In addition to the regular and special meetings of the Planning Commission and the Zoning Board of Appeals, and individual project Neighborhood Compatibility Meetings, the Planning Commission Staff has attended numerous meetings, conferences and work sessions on such topics as groundwater protection, environment, zoning, subdivision ordinance, stormwater management, water resources, education, natural resources, and regional concerns.

Neighborhood Compatibility Meetings were held as follows:

<u>Date</u>	<u>Project</u>
August 24, 1992	Ashland Woods
August 24, 1992	Bank of Charles Town, (Branch Office Expansion)
October 5, 1992	Bon Aire Village (Strip Mall)
November 18, 1992	Tuscawilla West/Locust Hill
November 18, 1992	Bon Aire Village (Appealed)
March 31, 1993	McDonald's Fast Food Rest.
May 12, 1993	Historical River Tours
September 15, 1993	Shannondale, Section 25-J
September 15, 1993	Bon Aire Village (Townhouse project)
October 20, 1993	Scotia Run, Lots 1-20
October 20, 1993	Rockwell's Moving and Mini-Storage (2 bldgs.)

The Planning Commission Staff and the County Engineer prepared a proposed up-date of the County Comprehensive Plan that is currently being reviewed by the Planning Commission in light of comments received at public hearings on the proposed changes.

The Planning Commission also defended several lawsuits, one of which, Everhart vs. Jefferson County Planning Commission, was appealed from Federal Court to the 4th Circuit Court and the decision was reversed in favor of the Planning Commission. The documents concerning these cases are available for review in the Court files.

F. Miscellaneous Information Requests

As with previous fiscal years, a large portion of Staff time is devoted to responding to inquiries received in person and by telephone. A large portion of these inquiries are directly related to building and subdivision activity. However, the Planning Commission also receives numerous requests for census information, demographic and building permit data, aerial photographs, flood plain information, and general information related to appraisals and marketing studies. In addition, since the zoning effort has been under way and is now effective, numerous inquiries are directed along this line. The Staff keeps a daily log of in-coming and out-going telephone calls and visits in person. Also, the County switchboard keeps a daily log of in-coming calls.

The following table shows the number of calls received by the various offices for the 18 month time period covered by this report:

	Calendar Year		Total
	<u>7/1/92-12/31/92</u>	<u>1993</u>	
Assessor	3,169	6,931	10,100
Circuit Clerk	3,420	6,457	9,877
Circuit Clerk Judge	2,348	3,887	6,235
County Clerk	5,087	8,387	13,474
County Commission	1,436	3,025	4,461
County Development	2,182	5,389	7,571
Planning Commission	4,000	7,802	11,802
Prosecuting Attorney	4,298	7,979	12,277
Sheriff-Law	5,394	11,958	17,352
Sheriff-Tax	3,879	8,089	11,968
Information	2,655	4,819	7,474
Records Room	1,359	2,526	3,885

The month during which the Planning Commission handled the greatest number of calls was March, 1993, with 808 calls, and the lowest number of calls handled was in December, 1993, when 496 calls were received. The average calls received per month was 656. As indicated by the chart, the planning Staff, again, responded to a great deal of the calls coming into the court house. It is also informative to note that the large majority of these 11,802 calls are answered and routed by one executive secretary.

APPENDIX I

Subdivisions Approved Between July 1, 1992 and December 31, 1993

<u>Subdivision</u>	<u>District</u>	<u>Acres</u>	<u>No. of Lots</u>
Sara Blue Minor Subdivision	Middleway	* 158.000	2
E. H. and Julianna W. Lane, III Minor Subdivision	Kabletown	* 84.700	3
J. Russell Fritts, Inc. Minor Subdivision	Charles Town	34.368	2
David Childs Estate-Kitty Frye Farm Subdivision	Middleway	* 100.07	3
Richard Swartz Minor Subdivision	Charles Town	5.096	3
Shannon Hill Subdivision	Kabletown	* 60.841	3
John F. Palmer Subdivision	Harpers Ferry	21.8611	2
Gardner D. Housden Subdivision	Kabletown	10.000	2
Louis V. Gabaldoni, et ux Subdivision	Shepherdstown	7.341	2
Alexander E. Shaw, et ux Minor Subdivision	Shepherdstown	8.244	3
Carol Haave/Terry Sullivan Subdivision	Harpers Ferry	23.2446	2
Mervin E. Roderick Subdivision	Charles Town	* 314.711	3
Samuel J. Donley, III Subdivision	Shepherdstown	* 111.000	3
Stanley J. Oleinik Minor Subdivision	Middleway	13.090	3
Delores C. Sullivan Minor Subdivision	Kabletown	16.274	3
Tuscawilla Hills, Lots 454-486	Charles Town	16.274	33
Barlow, Borland & Freeman Partnership Minor Subdivision	Middleway	5.000	2
Spring Hills Subdivision, Section 1, Lots 1-78	Charles Town	30.340	78
Southfield Village	Charles Town	11.972	29
Jerry R. Powers Minor Subdivision	Middleway	9.7988	2
Paul Mumford, Jr. Subdivision	Harpers Ferry	5.678	3
Robert F. Shoup Minor Subdivision	Middleway	10.154	3
Lawrence M. and George Y. Everhart Minor Subdivision	Middleway	5.90	2
Peter Tompkins Subdivision	Shepherdstown	19.625	3
John Robert Billmyer Minor Subdivision	Shepherdstown	* 104.498	2
Steven Bittinger Subdivision	Charles Town	2.486	2
Ann B. Hilton Minor Subdivision	Charles Town	* 26.132	3
C. Forrest Hammond, Jr. Subdivision	Shepherdstown	* 196.330	2
Goldsborough Subdivision	Shepherdstown	* 20.064	2
Maddex Farm Subdivision Lots 1-14	Shepherdstown	* 95.542	14
Thomas M. Stokes Estate Subdivision	Charles Town	* 279.550	2

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Subdivisions Approved from July 1, 1992 through December 31, 1993

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Thomas Weller Minor Subdivision	Charles Town	* 85.840	2
Christine W. Knott Minor Subdivision	Shepherdstown	* 64.210	3
Harry Reed Jenkins Minor Subdivision	Shepherdstown	* 95.000	3
Henry M. Snyder Minor Subdivision	Shepherdstown	* 137.750	2
James A. Johnson Subdivision	Shepherdstown	* 76.890	2
Gerald Robinson Minor Subdivision	Harpers Ferry	* 19.812	2
Wilmar Davis Minor Subdivision	Kabletown	* 36.012	3
Linda Sweeney Subdivision	Shepherdstown	* 62.196	2
Daniel Duncan Minor Subdivision	Kabletown	11.869	3
Willow Spring Farm Apartments V Subdivision, Section V	Charles Town	2.970	40 d.u
Lucymae B. Auld Minor Subdivision	Kabletown	5.668	2
Burr Industrial Park, Phase III, Lots 1 and 2	Charles Town	38.192	2
Ira M. Abelow Minor Subdivision	Middleway	* 256.000	3
Fremstad Minor Subdivision	Middleway	* 156.240	2
George T. Shirley Estate Minor Subdivision	Kabletown	* 340.462	3
William "Marty" Martin Subdivision	Harpers Ferry	* 17.732	3
		<u>2,919.207</u>	<u>298</u>

NOTE: * The acreages shown on the denoted subdivisions above are distorted because they include a large residue of property which, at a later date may be further subdivided. The total residue acreage on these denoted subdivisions is 2,097.873 acres. Therefore, the total acreage actually subdivided into lots is 821.334 acres.

Appendix I
 Community Impact Statements Accepted
 Page Three

Community Impact Statements Accepted by the
Planning Commission Between July 1, 1992 and December 31, 1993
 (Concept Plans)

<u>Subdivision</u>	<u>District</u>	<u>Acres</u>	<u>No. of Lots</u>
Southfield	Charles Town	11.972	25 s.f. 4 duplex
The Hamlet	Shepherdstown	4.500	35 t.h.
Willow Brook Village IV	Charles Town	1.580	9 t.h.
Locust Hill	Charles Town	401.000	337 s.f. 190 t.h. 52 duplex
Charles Town Baptist Church	Kabletown	6.000	5,200 s.f. building
Gunnell's Run Farm	Shepherdstown	20.000	10
Bon Aire Village	Shepherdstown	3.630	16 multi- family 1 s.f.
TOTALS		448.682	679 d.u.

Appendix I
 Subdivisions Pending at the End of 1993
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Subdivisions Pending At The End of 1993

<u>Subdivision</u>	<u>District</u>	<u>Acres</u>	<u>No. of Lots</u>
Spring Hill	Charles Town	130.56	237 s.f. 155 t.h.
The Hamlet	Shepherdstown	4.500	35 t.h.
Willow Brook IV	Charles Town	1.580	9 t.h.
Maddex Farm IV	Shepherdstown	4.330	15
Locust Hill	Charles Town	13.24	96 t.h.
Gunnell's Run Farm	Shepherdstown	20.00	10
Locust Hill Villa	Charles Town	10.50	52 d.u.
Tom Lipscomb	Kabletown	128.36	3
Bon Aire Village	Shepherdstown	3.63	16 (5 duplex & 2 triplex)
Locust Hill, Lots 65-148	Charles Town	<u>40.75</u> 387.79	<u>83</u> 711

NOTE: The number of lots in subdivisions pending at the end of Fiscal Year 1991-92 was 1,240 d.u. (See Planning Commission 25th Annual Report.) However, only 298 lots were actually approved during the 18 months covered by this report (See Appendix I, Page 1)

APPENDIX II
Outstanding Construction Bonds As Of December 31, 1993

<u>Subdivision</u>	<u>Security</u>	<u>Amount</u>
Cave Quarter Estates, Section A	Cash-in-Escrow	\$3,565.00
Patrick Henry Estates, Section B	Cash-in-Escrow	1,500.00
Norwood, Sections 1 and 2	Deed of Trust	52,836.00
Stonebrook	Deed of Trust	21,275.00
Norwood, Sections 3 & 4	Letter of Credit	9,750.00
Morgana	Deed of Trust	20,828.00
Patrick Henry Estates, Section C	Deed of Trust	11,500.00
Schaeffer's Crossroads, Section II	Deed of Trust	19,935.00
Glenn Woods	Letter of Credit	228,183.00
Robins-Boldso	Deed of Trust	56,787.00
Shannondale, Section 24-J	Deed of Trust	248,400.00
Maddex Farm, Phase II	Deed of Trust	64,170.00
Locust Hill (PCFiles 90-37, 90-46 and 92-5)	Letter of Credit	26,450.00
Oakland United Methodist Church	Cash-in-Escrow	50,255.00
FCT Corporation	Cash-in-Escrow	61,243.00
University Heights Apartments	Letter of Credit	57,085.00
University Heights/Maddex Farm	Cash-in-Escrow	5,000.00
Tuscawilla Hills	Letter of Credit	10,000.00
Howard Farms	Cash-in-Escrow	3,000.00
Tuscawilla Hills, Duplex Lots 430-453	Letter of Credit	66,000.00
Snyder Environmental Services, Inc.	Letter of Credit	2,875.00
Metropolitan Medical, Inc.	Letter of Credit	1,500.00
Images Night Club	Cash-in-Escrow	12,910.00
Carriage Park	Letter of Credit	9,430.00
Tuscawilla Hills, Lots 454-486	Surety Bond	304,813.00
Secrist 5-Unit Multi-Family	Letter of Credit	9,783.12
McDonald's Corporation	Cash-in-Escrow	2,390.00
Charles Town Baptist Church	Letter of Credit	13,285.00
Willow Spring Farm, Section V	Deed of Trust	68,453.00
Lowe Products, Inc.	Letter of Credit	8,305.00
Sheetz, Inc.	Cash-in-Escrow	14,000.00
Royal Vendors, Inc.	Letter of Credit	<u>34,219.00</u>
 TOTAL		 \$1,499,725.12

TABLE 1

Calendar Year Initiated	Proposed Lots	Approved Lots	Accumulative	
			Proposed	Approved
1972	806	594	808	594
1973	1135	415	1941	1009
1974	523	313	2464	1322
1975	491	277	2955	1599
1976	815	191	3770	1790
1977	193	127	3963	1917
1978	367	267	4330	2184
1979	459	87	4789	2271
1980	102	46	4891	2317
1981	53	22	4944	2339
1982	94 (88 Apts.)	93	5038	2432
1983	232	216	5270	2648
1984	115	102	5385	2750
1985	295	216	5680	2966
1986	134	133	5814	3099
1987	1275	430	7089	3529
1988	1705	723	8794	4252
1989	5457	648	14251	4900
1990	2353	404	16604	5304
1991	88 (+132 Apts)	90	16692	5394
1992 through 10/27/92	-86*	97	16606	5491
10/28/92 through 1993	298**	98 (+40 apts.)	16904	5589

*This reflects the difference between 548 new proposed lots and 634 proposed lots on projects that were closed out before final plat approval.

** 332 proposed - 34 closed = 298