

TWENTY-NINTH ANNUAL REPORT
JEFFERSON COUNTY PLANNING AND ZONING COMMISSION
JANUARY 1, 1996 THROUGH DECEMBER 31, 1996

Twenty-ninth Annual Report
Jefferson County Planning and Zoning Commission
January 1, 1996 through December 31, 1996

I. OPERATION OF THE PLANNING AND ZONING COMMISSION

A. Planning and Zoning Commission Membership

1. Scott Coyle, President (Elected 4/96)
 2. Ernie Benner, Vice President
 3. Cam Tabb, Secretary/Treasurer
 4. Samuel J. Donley, Jr.
 5. H. Richard Flaherty
 6. Paul Griger
 7. A. G. Hooper, Jr.
 8. Rosella Kern
 9. R. Gregory Lance*
 10. Karen Magaha**
 11. Peter H. Morgens
- * (designated member from the County Commission)
**Betty Roper resigned in February. She was replaced by Karen Magaha.

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.

The Planning and Zoning Commission held twenty-one (21) Regular Meetings. The Planning Commission held numerous work sessions and committee meetings on proposed amendments to the Zoning and Development Review Ordinance, Subdivision Ordinance and Improvement Location Permit Ordinance. The Planning Commission held a public hearing on February 20, 1996 on the proposed Zoning Ordinance amendments and a subsequent work session on March 19, 1996 on the same. The final draft of the Zoning Ordinance amendments were accepted by the Planning Commission on March 26, 1996 and recommended for adoption by the County Commission.

The Planning Commission held work sessions on proposed amendments to the Improvement Location Permit and Subdivision Ordinance on July, 16, 1996; July 30, 1996; and, August 6, 1996. A public information/input session was held on the proposed amendments on September 3, 1996; followed by another Planning Commission work session on October 1, 1996;

and, a public hearing on November 19, 1996. The final draft of the Improvement Location Permit and Subdivision Ordinance amendments were accepted by the Planning Commission on November 26, 1996 and recommended for adoption by the County Commission.

Eleven Neighborhood Compatibility Hearings were held on eleven (11) different projects (see Page Six for list). Five public hearings were held as a result of Neighborhood Compatibility Hearings on the following projects: Pizza Hut Carry Out/Maddex Square Shopping Center (4/23/96); Cress Creek Subdivision, Phase III (5/28/96); Sheetz Convenience Store (7/23/96); Evergreen Auto (11/26/96); and, Rockwell's Moving & Storage (11/26/96). Minutes and tapes of all meetings and work sessions 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, 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 1996 calendar year covered by this report twenty-two (22) subdivision review work sessions were held for the purpose of reviewing nineteen (19) Community Impact Statements; eleven (11) Preliminary subdivision plats; twenty (20) Site Plan reviews; and, four (4) Preliminary Plat/Site Plans.

II. BUILDING CONSTRUCTION ACTIVITY

A. Improvement Location Permit Activity

The total number of Improvement Location Permits issued during the calendar year 1996, as shown on the table below, decreased by 133 over the 1995 calendar year. A total of 862 permits were issued in 1996 versus 995 in 1995. The total value of construction increased from \$30 million in 1995 to \$32 million during 1996.

IMPROVEMENT LOCATION PERMIT ACTIVITY
 CALENDAR YEAR 1995 and CALENDAR YEAR 1996

	<u>1995</u>		<u>1996</u>	
	<u>No.</u>	<u>Value</u>	<u>No.</u>	<u>Value</u>
Apartment Buildings	0	0	1	
Units	0	0	1	18,000
Single Family Homes				
Detached	215	\$21,797,626	229	\$22,464,851
Attached	12	827,000	2	180,000
Mobile Homes	59	840,250	49	715,525
Garages/Carports	101	660,396	83	794,780
Additions	276	2,448,163	190	1,809,695
Accessory Buildings	242	482,896	185	360,242
Farm Structures	10	51,375	36	272,610
Commercial/Industrial	64	2,386,209	26	4,741,809
Swimming Pools	15	217,570	12	171,716
Other	<u>1</u>	<u>\$ 55,000</u>	<u>49</u>	<u>\$ 104,417</u>
	995	\$29,766,485	862	\$31,633,645
Total dwelling units	286		281	
Average Construction Cost/ single family home (Excluding mobile homes and apartments)		99,668		98,030

The total number of new dwelling units created (apartment units, single family homes and mobile homes) decreased from 286 units to 281 units. The average value of residential construction decreased from \$99,668 per dwelling unit in 1995, to \$98,030 in 1996, or a decrease of \$1,638.00 per unit.

The number of permits issued for commercial/industrial buildings decreased from 64 in 1995 to 26 in 1996. The value of the construction in this category increased from \$2,386,209 in 1995 to 4,741,809 in 1996. Overall, the number of permits decreased by 133 over the previous calendar year and the total construction value increased by \$1,867,160. The increase in construction value was primarily due to the increase in value of the commercial/industrial permits issued in 1996. The value of the Shenandoah Nursing & Rehabilitation Center is estimated to be \$2,000,000 alone.

B. Enforcement of Floodplain Management Ordinance

The Planning Commission staff issued six (6) Improvement Location Permits for construction on lots within flood prone areas. Four 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. One permit was issued for a structure with no living space (workshop) with an engineer's certification that it would withstand the 100 year storm. One permit for an addition was issued based on a variance which had been granted by the County Commission. The management of the Floodplain Ordinance was most unusual this year as there were two severe floods in 1996. Based on the efficient enforcement of the Ordinance in the past these floods destroyed a very limited number of homes. Three permits were denied.

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

During the calendar year covered by this report 129 new lots, sites or units were approved by the Planning Commission under the Subdivision Ordinance. In addition, the number of lots created through the subdivision exemptions in this period is 23. The number of lots, sites or units pending completion of subdivision processing at the end of the 1996 calendar year is 1868. 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, 1996, can be found in Appendix 1.

In addition to the subdivision activity described above, the Planning Commission received and approved three (3) variance request to permit two or more principal buildings on a single lot.

In the 1996 calendar year covered by this report, whereas 152 lots were created, 281 permits were issued. Therefore, the surplus of lots went down by approximately 129.

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, 1997, the total value of the bonds held by the County was \$2,288,104.64. 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.

Between January 1, 1996 and December 31, 1996, the Planning Commission Staff investigated approximately fifty (50) 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. All five of these violations are awaiting trial and disposition in either Magistrate or Circuit Court.

III. STATUS OF PLANNING

Eleven (11) projects were submitted to process through the zoning procedure and the Land Evaluation/Site Assessment (LESA) system.

Pizza Hut at Maddex Square Shopping Center	Fast food carry out restaurant	5.94 Acres	Shepherdstown
Cress Creek Subdivision Phase III	5 Single family lots & 14 duplex lots	16.00 Acres	Shepherdstown
Flowing Springs	179 lots for manufactured housing	27.03 Acres	Charles Town
Sheetz, Inc.	Convenience store	3.00 Acres	Charles Town
Eastern Management Development Center	Training facility with gym, pool & tennis courts	12.00 Acres	Shepherdstown
Heritage II Wellness & Professional Center	Office building	0.615 Acres	Shepherdstown
Taco Bell	Fast food restaurant	1.163 Acres	Charles Town
Evergreen Auto	Used car sales	1.30 Acres	Shepherdstown
Briar Run Estates	250 single family & 150 townhouses	139.097 Acres	Charles Town
Rockwell's Moving Moving & Storage	6 mini storage buildings	3.610 Acres	Charles Town
J & L Auto Cleaning	Auto cleaning & detailing business	0.50 Acres	Middleway

William C. Dodson submitted a petition for a rezoning from Rural/Agriculture to Residential/Light Industrial/Commercial. A public hearing on the request was held by the Planning Commission and the rezoning was ultimately denied by the County Commission.

B. 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>
DALB, Inc.	Manufacturing Addition	Charles Town	Approved	3.00
Jefferson Security Bank	Commercial	Charles Town	Approved	2.59
Payless Shoe Store	Commercial	Charles Town	Approved	0.803
Weber's Store Addition	Commercial	Harpers Ferry	Pending	1.70
84 Lumber Storage Shed	Commercial	Charles Town	Approved	4.139
Rite Aid Drug Store	Commercial	Shepherdstown	Pending	1.422
The Hillbrook Inn	Country Inn	Kabletown	Approved	17.01
Bolivar Pentecostal Church	Church	Harpers Ferry	Approved	0.50
Mid-Atlantic Group	Motel	Shepherdstown	Pending	1.75
Denny's	Restaurant	Charles Town	Approved	1.20
Summit Point Raceway	Apple Chapel	Kabletown	Approved	97.54
Preston & Tina Barger	Recording Studio	Middleway	Approved	3.675
Shannondale Springs Baptist Chapel	Church	Kabletown	Approved	6.00
Wal-Mart	Commercial	Charles Town	Pending	22.00

<u>Project</u>	<u>Type Development</u>	<u>District</u>	<u>Status</u>	<u>Acres</u>
Eastern Management Development Center	Training Facility	Shepherdstown	Pending	70.52
Word of Faith Tabernacle	Church	Middleway	Approved	5.00
Performance Engineering	Car Repair	Kabletown	Pending	6.18
DALB, Inc.	Manufacturing	Charles Town	Pending	3.00

C. 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.

D. Miscellaneous Meetings and Activities

In addition to the regular and special meetings of the Planning Commission, the Zoning Board of Appeals, Staff Review meetings, 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, crime, zoning, subdivision ordinance, stormwater management, water resources, education, natural resources and regional concerns.

The Staff also accepted an invitation to speak to the Hampshire County Planning and County Commission on the Floodplain Management Ordinance.

Neighborhood Compatibility Meetings were held as follows:

<u>Date</u>	<u>Project</u>
March 20, 1996	Pizza Hut Carry Out Maddex Square Shopping Center
April 17, 1996	Cress Creek Subdivision Phase III
May 22, 1996	Cambridge Subdivision (formerly Flowing Springs)
June 19, 1996	Sheetz, Inc.
July 31, 1996	Eastern Management Development Center
September 11, 1996	Heritage II Wellness & Professional Center
September 23, 1996	Taco Bell
October 2, 1996	Briar Run Estates
October 23, 1996	Evergreen Auto
October 23, 1996	Rockwell's Moving & Storage
November 6, 1996	J & L Auto Cleaning

The Planning Commission and Staff held work sessions, public informational/input sessions and a public hearing on the proposed amendments to the Zoning and Development Review Ordinance. The amendments proposed included the following: definitions and standards for home occupations and cottage industries; adding a new zone called the Village Zone which designates vicinities around the historic areas of Bakerton, Shenandoah Junction, Mannings, Leetown, Summit Point, Middleway, Rippon and Kearneysville; more residential rights within the Rural Zone; regulations for mass gatherings; and, various modifications and clarifications to existing provisions within the Zoning Ordinance.

The Planning Commission and Staff also prepared proposed amendments to the Subdivision Ordinance and held work sessions, public informational/input sessions and a public hearing on the same. The amendments included the following: the addition to or modification of definitions; addition of a sink hole provision for Community Impact Statements; clarification of what standards apply to site plan; addition of procedure for field changes; revises provisions for subdivisions using the new rural provision in the Zoning Ordinance; clarification of the provisions dictating when central sewer and water are necessary and which appropriate agency needs to approve such.

Other proposed changes include: addition of provisions concerning monuments and lot corners; addition of road provisions for industrial, commercial, open and closed sections; revisions to the green space requirements for commercial and industrial sites; addition of certification of utility lines and retaining walls; revisions to the separation of fire hydrants; and, other miscellaneous changes.

Amendments to the Improvement Location Permit Ordinance were considered the same time as the Subdivision Ordinance amendments and are as follows: add a sliding scale for site plan requirements and a requirement that protects streets from mud and dirt during construction.

The Planning Commission also defended several lawsuits, concerning zoning and subdivision decisions. All of these files can be found in the Planning Commission offices.

E. Miscellaneous Information Requests

As with previous 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, floodplain 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.

APPENDIX I
Subdivisions Approved Between January 1, 1996 and December 31, 1996

<u>Subdivision</u>	<u>District</u>	<u>Acres</u>	<u>No. of Lots</u>
Crosswinds Subdivision	Charles Town	32.942	17
Meadow Brook Farm Subdivision	Harpers Ferry	* 110.533	45
Shepherd Minor Subdivision	Shepherdstown	29.22	3
Maddex Farm S/D Phase IV Tract IIA & IIB	Shepherdstown	3.476	2
Burr Industrial Park Lots 16A&B, 17ABC & 18 A&B	Charles Town	17.884	7
Samuel J. Donley, Jr. Minor Subdivision, Lots 4&5	Shepherdstown	* 104.672	2
Marshall R. Edwards Minor Subdivision, Lots 1&2	Middleway	* 99.787	2
Illar Muul Minor Subdivision	Harpers Ferry	3.173	3
Four Star Rentals S/D, Lots 1-3	Charles Town	15.695	3
Fairview Place S/D, Sec. II, 340 Wash & Lube Center	Charles Town	12.088	2
Hy-Crest Farm Partnership S/D	Charles Town	11.161	2
Elizabeth G. Dailey Subdivision	Kabletown	* 123.540	2
Steel Minor Subdivision	Middleway	* 123.060	2
Helen Furguson Minor Subdivision	Kabletown	24.974	2
H&L Enterprises Minor Subdivision	Harpers Ferry	4.603	2
Daniel Duncan Minor Subdivision	Kabletown	2.641	2
Rolling Knolls Subdivision	Kabletown	9.949	3
Glenn Estates Subdivision	Shepherdstown	* 127.207	3
Howard B. Link Minor Subdivision	Harpers Ferry	* 124.00	2
Clifton McDonald Minor Subdivision	Middleway	* 298.00	2
Charles Town Race Track Subdivision	Middleway	9.841	2
Dorothy L. Porterfield Minor Subdivision	Charles Town	16.715	2
Mary C. Weller Minor Subdivision	Shepherdstown	* 57.69	2
Blue Bird Park Subdivision	Harpers Ferry	* 144.390	2
Sara Hamilton Leathers Minor Subdivision	Shepherdstown	5.705	2
Floyd & Sharon Nick Minor Subdivision	Middleway	* 74.75	2
	Harpers Ferry	<u>16.676</u>	<u>2</u>
		1,604.372	129

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 1234.654 acres. Therefore, the total acreage actually subdivided into lots is 369.718 acres.

<u>Subdivisions Pending At The End of 1996</u>			
<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.
Locust Hill, Town House Lots 11-106	Charles Town	13.24	96 t.h.
Gunnell's Run Farm	Shepherdstown	20.00	10 s.f.
Locust Hill Villa, Lots 9-60	Charles Town	10.50	52 d.u.
Locust Hill, Single Family 65-148	Charles Town	40.753	83 s.f.
Locust Hill, Single Family Lots 149-167 & 217-238	Charles Town	21.17	41 s.f.
Joseph Thompson Minor Subdivision	Shepherdstown	16.336	2 s.f.
Scotia Run	Charles Town	32.320	20 s.f.
Shannondale, Section 25-J	Kabletown	19.00	15 s.f.
Mecklenburg Heights, Section F Lots 1-4	Shepherdstown	3.298	4 s.f.
Rotunda	Charles Town	133.40	155 t.h.
Breckenridge	Charles Town	244.865	31 s.f.
Charles Town Commons	Charles Town	16.00	192 apts.
Hartle Subdivision	Shepherdstown	14.8943	4 s.f.
Richwood Estates	Harpers Ferry	15.23	32 s.f.
Yorkville Subdivision	Harpers Ferry	9.324	9 s.f.
Wood End Subdivision	Kabletown	118.396	7 s.f.
Carriage Park	Harpers Ferry	36.704	13 s.f.
Cranes Meadow Apartments	Charles Town	7.00	64 apts.
Wildwood Subdivision	Kabletown	28.70	9 s.f.

Appendix I
 Subdivision Pending at the End of 1996, continued
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<u>Subdivision</u>	<u>District</u>	<u>Acres</u>	<u>Lots</u>
Cool Spring Estates	Kabletown	47.46	11 s.f.
Cambridge (Flowing Springs)	Charles Town	26.945	179 s.f.
Briar Run Estates	Charles Town	139.097	250 s.f. 150 t.h.
Crest View Acres	Middleway	52.00	16 s.f.
James C. LaRue MSD	Kabletown	6.00	2 s.f.
Roxanna Jenkins MSD	Kabletown	17.357	3 s.f.
John Morris MSD	Charles Town	6.798	3 s.f.
C. Forrest Hammond, Jr. S/D	Shepherdstown	109.30	2 s.f.
Lynn Meadows S/D	Shepherdstown	88.47	9 s.f.
James E. Miller MSD	Kabletown	31.6134	2 s.f.
Garnet & Mary Payne MSD	Harpers Ferry	153.1392	2 s.f.
Miriam & Jane Arnett S/D	Middleway	5.474	2 s.f.
Nancy Furioso & Elizabeth Frey MSD	Charles Town	30.7581	3 s.f.
LeRoy & Dianne Cook MSD	Shepherdstown	47.3203	3 s.f.
	TOTAL	1693.0307	1,004 s.f. 556 t.h. 52 d.u. 256 apts.

NOTE: The number of lots in subdivisions pending at the end of Calendar Year 1995 was 1477. (See Planning Commission 28th Annual Report.) However only 129 lots were actually approved during the calendar year covered by this report (See Appendix I, Page 11).

Community Impact Statements Accepted by the
Planning Commission Between January 1, 1996 and December 31, 1996
 (Concept Plans)

<u>Subdivision</u>	<u>District</u>	<u>Acres</u>	<u>No. of Lots</u>
Hartle Subdivision	Shepherdstown	14.8943	4 s.f.
Richwood Estates	Harpers Ferry	15.23	32 s.f.
Yorkville	Harpers Ferry	8.00	9 s.f.
Cranes Meadow Apts.	Charles Town	7.00	64 apts.
Woodend Subdivision	Kabletown	24.79	7 s.f.
340 Wash & Lube Center	Charles Town	11.161	1 comm. lot
Robert & Virginia Graf museum/one room school house/cottage industry	Kabletown	12.99	1 s.f.
Carriage Park Subdivision	Harpers Ferry	36.673	13 s.f.
Wildwood Subdivision	Kabletown	28.70	9 s.f.
Shenandoah Nursing & Rehabilitation Center	Charles Town	11.581	1 comm. lot
Sheetz, Inc. convenience store	Charles Town	2.781	1 comm. lot
Cool Spring Estates	Kabletown	114.963	11 s.f.
New Hopewell Studios dance studio/cottage industry	Middleway	20.00	1 s.f.
Cambridge (Flowing Springs)	Charles Town	26.945	179 s.f.
Briar Run Estates	Charles Town	139.097	250 s.f. 150 t.h.
Crest View Acres	Middleway	183.00	16 s.f.
	TOTAL	647.8053	532 s.f. 150 t.h. 64 apts. 3 comm. lots

APPENDIX II
Outstanding Construction Bonds As Of December 31, 1996

<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
Locust Hill (PCFiles 90-5, 90-37 and 90-46)	Cash-in-Escrow	26,450.00
Tuscawilla Hills	Letter of Credit	10,000.00
Tuscawilla Hills, Duplex Lots 430-453	Letter of Credit	5,000.00
Images Night Club	Cash-in-Escrow	12,910.00
Low Products, Inc.	Letter of Credit	8,305.00
Fellowship Baptist Church	Letter of Credit	7,130.00
Encore Catering	Letter of Credit	4,978.00
Locust Hill, Lots 65-95, 127-148 & A	Letter of Credit	338,647.00
Whale of a Wash/Car Wash	Letter of Credit	10,601.39
Harpers Homestead (River Riders)	Cash-in-Escrow	5,602.00
Bon Aire Village	Letter of Credit	13,000.00
Jefferson Crossing Shopping Center	Letter of Credit	5,000.00
Jefferson Crossing Shopping Center	Letter of Credit	40,000.00
Whisper Knoll	Letter of Credit	30,943.00
Marrone's Interior Finishes	Letter of Credit	1,500.00
Tri-State Distributing	Letter of Credit	4,500.00
Magaha Subdivision, Lots 1-3	Letter of Credit	25,108.00
Cress Creek Swimming Pool	Letter of Credit	10,593.80
Eastland, Section IV	Letter of Credit	40,000.00
Food Lion, Inc.	Cash-in-Escrow	20,460.00
Halltown Paperboard Company	Letter of Credit	4,485.00
Covenant Baptist Church	Letter of Credit	153,000.00
Bardane Substation	Letter of Credit	8,400.00
Jefferson Security Bank	Cash-in-Escrow	530.00
Payless Shoe Store	Cash-in-Escrow	2,830.00
Sleepy Hollow Substation	Letter of Credit	40,535.00
Maddex Farm, Phase IV, IIA & IIB	Cash-in-Escrow	93,180.00
C/R TV Cable Microwave Tower	Cash-in-Escrow	828.00
First Baptist Church of Ranson	Cash-in-Escrow	15,312.25
Summit Point Raceway, Apple Chapel	Cash-in-Escrow	207.00
Pizza Hut Carry Out, Maddex Farm	Cash-in-Escrow	15,065.00
Denny's Addition	Cash-in-Escrow	1,410.00
The Hillbrook Inn	Letter of Credit	4,075.00
Bolivar International Pentecostal Church of Christ	Letter of Credit	2,133.00
Shenandoah Nursing & Rehabilitation Center	Cash-in-Escrow	187,500.00
84 Lumber	Letter of Credit	11,972.00
Taco Bell	Cash-in-Escrow	21,280.00
Word of Faith Tabernacle	Letter of Credit	15,095.00
340 Wash & Lube	Letter of Credit	36,280.00
Patrick Henry Apartments	Letter of Credit	24,343.00
KIMCO/Wal-Mart	Letter of Credit	<u>1,033,852.00</u>
	TOTAL	\$2,288,104.64

TABLE I
Proposed vs. Approved Lots
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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
1994	241	128*	17145	5717
1995	521	138	17666	5855
1996	682 (64 Apts)	129	18348	5984

*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

*** These figures do not include lots created by parent to child exemptions or lots created for commercial purposes.