

THIRTIETH ANNUAL REPORT
JEFFERSON COUNTY PLANNING AND ZONING COMMISSION
JANUARY 1, 1997 THROUGH DECEMBER 31, 1997

II. BUILDING CONSTRUCTION ACTIVITY

A. Improvement Location Permit Activity

The total number of Improvement Location Permits issued during the calendar year 1997, as shown on the table below, increased by 229 over the 1996 calendar year. A total of 1091 permits were issued in 1997 versus 862 in 1996. The total value of construction increased from \$32 million in 1996 to \$68 million during 1997.

IMPROVEMENT LOCATION PERMIT ACTIVITY
 CALENDAR YEAR 1996 and CALENDAR YEAR 1997

	<u>1996</u>		<u>1997</u>	
	<u>No.</u>	<u>Value</u>	<u>No.</u>	<u>Value</u>
Apartment Buildings	1	0	8	
Units	1	18,000	58	3,142,000
Single Family Homes				
Detached	229	\$22,464,851	309	\$35,397,229
Attached	2	180,000	4	328,500
Mobile Homes	49	715,525	58	948,652
Garages/Carports	83	794,780	75	673,195
Additions	190	1,809,695	182	1,654,757
Accessory Buildings	185	360,242	222	595,062
Farm Structures	36	272,610	27	738,800
Commercial/Industrial	26	4,741,809	74	23,224,301
Swimming Pools	12	171,716	28	526,490
Other	<u>49</u>	<u>\$ 104,417</u>	<u>54</u>	<u>\$ 423,302</u>
	862	\$31,633,645	1091	\$67,652,288
Total dwelling units	281		429	
Average Construction Cost/ single family home (Excluding mobile homes and apartments)		\$98,030		\$114,140

The total number of new dwelling units created (apartment units, single family homes and mobile homes) increased from 281 units to 429 units. The average value of residential construction increased from \$98,030 per dwelling unit in 1996, to \$114,140 in 1997, or an increase of \$16,110.00 per unit.

The number of permits issued for commercial/industrial buildings increased from 26 in 1996 to 74 in 1997. The value of the construction in this category increased from \$4,741,809 in 1996 to \$23,224,301 in 1997. Overall, the number of permits increased by 229 over the previous calendar year and the total construction value increased by \$36,018,643. The increase in construction value was primarily due to the increase in value of the commercial/industrial permits issued in 1997. The value of

construction estimated for Eastern Management Development Center was over \$9,000,000; Wal-Mart was over \$5,000,000; Royal Vendors was over \$2,500,000; renovations to Charles Town Races was over \$1,500,000; Schonstedt Instrument was over \$750,000; and, Rite Aid at Maddex Square Shopping Center was over \$650,000.

B. Enforcement of Floodplain Management Ordinance

The Planning Commission staff issued seven (7) Improvement Location Permits for construction on lots within flood prone areas. Five 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 deck with an engineer's certification that it would withstand the 100 year storm. One permit for a mobile home was issued based on a variance granted by the County Commission. Based on the efficient enforcement of the Ordinance floods destroyed a very limited number of homes. Five permits were denied for construction within flood prone areas.

As in past years 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.

III. LAND DEVELOPMENT ACTIVITY

A. Subdivision Ordinance Activity

During the calendar year covered by this report 301 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 14. The number of lots, sites or units pending completion of subdivision processing at the end of the 1997 calendar year is 606. 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 December 31, 1997, can be found in Appendix 1.

In addition to the subdivision activity described above, the Planning Commission received three (3) variance requests to permit two or more principal buildings on a single lot. Two of the requests were granted and one was denied.

In the 1997 calendar year covered by this report, whereas 301 lots were created, 429 permits were issued. Therefore, the surplus of lots went down by approximately 128.

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, 1998, the total value of the bonds held by the County was \$4,456,599.64. 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, 1997 and December 31, 1997, 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. Fifteen (15) locations were brought before the Planning Commission for declaration of violation. Eight (8) of these properties were declared to be in violation of the Salvage Yard Ordinance. Seven (7) have been taken to Magistrate Court and one (1) to Circuit Court. One is still pending in Magistrate Court and the other six property owners plead no contest or were found guilty. All six property owners before the Magistrate had their properties cleaned up before their appearance in court. They were given the minimum fine of \$100.00 plus \$67.00 in court costs.

The property owner before Judge Wilkes was found guilty of a violation of the Salvage Yard Ordinance. They were ordered to clean up the property within six weeks. The site was cleaned up on the last day given to do so.

IV. STATUS OF PLANNING

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

Utopia Subdivision (This was a resubmittal for the project submitted in 1995.)	44 Single family lots	60.75 Acres	Charles Town
Atrium Banquet Hall & Catering Center	Banquet hall & catering facility	10.00 Acres	Charles Town
The Gunny Sack	Craft shop & store	0.04 Acres	Kabletown
Camp at Rock Ferry Farm	Resort & campground	75.00 Acres	Kabletown
Sheetz, Inc.	Second canopy with 4 gas pumps	2.78 Acres	Charles Town
Heritage II Professional/ Service Business Center (This was a revision to the original plan submitted in 1996.)	Office/service business center	0.615 Acres	Shepherdstown
Cress Creek Subdivision Phase III (This was a revision to the original plan submitted in 1996.)	16 single family lots & 8 duplex lots	16.00 Acres	Shepherdstown
Ronnie's Auto Repair (The project failed the LESA point assessment; an appeal of the Zoning Administrator's assessment of the points was filed and was denied by the Zoning Board of Appeals.)	Auto repair business	17.55 Acres	Harpers Ferry
Mid Atlantic Fire Protection (The request was withdrawn by the developer and a neighborhood compatibility hearing was never held.)	Business office & warehouse	0.875 Acres	Shepherdstown

Atrium Banquet Hall & Catering Center Banquet hall & catering facility 10.00 Acres Charles Town
 (This was a revision to the original plan.)

William M. Nicewarner and Glendwell J. Lloyd submitted rezoning requests but they were withdrawn at their request prior to any public hearings being scheduled.

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>
F&M Bank Blakeley	Commercial	Charles Town	Approved	1.26
Charles Town Races	Commercial	Charles Town	Approved	116.08
Stuart Enterprises	Light Manufacturing	Charles Town	Approved	5.38
Mark J. Kramer	Plumbing Business	Charles Town	Approved	2.30
U.S. Cellular (Rushizky Property)	Communications Equipment & tower	Shepherdstown	Approved	0.91
Rockwell's Moving & Storage	Mini-storage units	Charles Town	Approved	3.610
Summit Point Raceway	Technical Inspection Building	Kabletown	Approved	212.09
Breckenridge Subdivision	Sales Office	Charles Town	Approved	248.71
Jefferson Utilities, Inc.	Water Storage Tank	Charles Town	Approved	0.377
84 Lumber	Pole Barn	Charles Town	Approved	4.139
Sheetz, Inc. Shepherdstown	Dumpster Pad	Shepherdstown	Approved	0.70

Jefferson County Planning and Zoning Commission
 Thirtieth Annual Report
 January 1, 1997 through December 31, 1997
 Page Eight

<u>Project</u>	<u>Type Development</u>	<u>District</u>	<u>Status</u>	<u>Acres</u>
Millville Quarry, Inc.	Office/Fuel Tanks Lab Warehouse	Harpers Ferry	Pending	198.99 20.18
Jack & Jill Child Development Center	Child care center	Charles Town	Approved	0.581
Sam Michael Farm	Storage Building	Charles Town	Approved	136.00
Millville Quarry, Inc.	Ready Mix Concrete Plant	Harpers Ferry	Pending	119.56
Royal Vendors Inc.	Light Manufacturing	Charles Town	Approved	29.08
Murall Limited Partnership Sheetz, Inc. Route 340	Kearneysville Substation Convenience Store	Middleway Charles Town	Approved Approved	10.05 2.78
Norm Thompson	Office & Warehouse	Charles Town	Approved	14.148
Teletech Teleservices	Call Center	Charles Town	Pending	7.71
The Church of Jesus Christ of Latter Day Saints	Church	Harpers Ferry	Approved	5.50
Grammy's Place	Daycare Center	Kabletown	Approved	2.002
Halltown Paperboard Co.	Manufacturing	Harpers Ferry	Pending	33.50
Lowe Products	Commercial	Shepherdstown	Approved	78.81
Schonstedt Instrument Company	Manufacturing	Charles Town	Approved	7.811
Jefferson Asphalt Products Company, Inc.	Asphalt Plant	Charles Town	Pending	34.27
U.S. Cellular (Wysong Property)	Communications Equipment & tower	Harpers Ferry	Approved	1.475

<u>Project</u>	<u>Type Development</u>	<u>District</u>	<u>Status</u>	<u>Acres</u>
Schwan's Sales Inc.	Warehouse	Charles Town	Pending	4.68
Auto Zone	Commercial	Charles Town	Pending	1.417

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.

Neighborhood Compatibility Meetings were held as follows:

<u>Date</u>	<u>Project</u>
April 16, 1997	Utopia Subdivision
May 7, 1997	Atrium Banquet Hall & Catering Center
May 28, 1997	The Gunny Sack
July 9, 1997	Sheetz, Inc.
July 9, 1997	Heritage II Professional/Service Business Center
July 30, 1997	Camp at Rock Ferry Farm
August 13, 1997	Cress Creek, Phase III

The Planning Commission and Staff held a public informational/input session on a cellular/communication tower ordinance for the County and a public hearing on a proposed amendment to the Subdivision Ordinance. The amendment proposed allows mylar to be used for recordation plats.

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, 1997
 and December 31, 1997
 Page Eleven

APPENDIX I
Subdivisions Approved Between January 1, 1997 and December 31, 1997

<u>Subdivision</u>	<u>District</u>	<u>Acres</u>	<u>No. of Lots</u>
Hartle Subdivision	Shepherdstown	14.894	4
Yorkville Subdivision	Harpers Ferry	8.9324	9
Carriage Park	Harpers Ferry	36.704	13
Cranes Meadow Apartments	Charles Town	7.00	Apt. 64
Wildwood Subdivision	Kabletown	28.70	9
Wood End Subdivision	Kabletown	* 118.396	7
Sheetz, Inc.	Charles Town	7.6	2
Cool Spring Estates	Kabletown	* 114.39	12
Briar Run Estates	Charles Town	* 139.097	39
James C. LaRue MSD	Kabletown	* 262.40	2
Roxanna Jenkins MSD	Kabletown	17.357	3
John Morris MSD	Charles Town	6.798	3
C. Forrest Hammond, Jr. S/D	Shepherdstown	* 109.30	2
James E. Miller MSD	Kabletown	31.6134	2
Garnet & Mary Payne MSD	Harpers Ferry	* 153.1392	2
Miriam & Jane Arnett S/D	Middleway	5.474	2
Nancy Furioso & Elizabeth Frey MSD	Charles Town	30.7581	3
LeRoy & Dianne Cook MSD	Shepherdstown	* 47.3203	3
Howard Farm Resubdivision	Shepherdstown	* 93.05	
Antietam Heights Subdivision	Shepherdstown	* 139.63	10
Mark J. Kramer Commercial S/D	Charles Town	10.00	4
Shultz MSD	Shepherdstown	10.0028	3
Carmen & John Creamer S/D	Kabletown	* 224.321	2
Breckenridge S/D, Section IA	Charles Town	* 235.322	70
Larry D. & Cheryl Y. Folmar MSD	Middleway	5.249	3
FCT Corporation S/D	Charles Town	* 43.581	2
Philip N. & Nancy M. Israel MSD	Kabletown	* 59.956	2
Catherine M. Weller MSD	Harpers Ferry	* 186.87	3
A. Bradely Soule & Kay Standley MSD	Shepherdstown	51.724	3
Burr Industrial Park S/D	Charles Town	17.759	3
Larry J. Yeager MSD	Shepherdstown	14.00	2
James H. & Delores J. Foster MSD	Harpers Ferry	10.001	2
Richard Nickell S/D	Shepherdstown	* 142.51	2
Howard Dean Keller MSD	Middleway	13.39	2
Joseph G. & Mary V. Gruber MSD	Middleway	* 48.428	2
Crosswinds S/D, Sect. I, Lots 17-21	Charles Town	14.144	5
		<u>2,465.8112</u>	<u>301</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 1841.866 acres. Therefore, the total acreage actually subdivided into lots is 623.9452 acres.

Subdivisions Pending At The End of 1997

<u>Subdivision</u>	<u>District</u>	<u>Acres</u>	<u>No. of Lots</u>
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
Cambridge (Flowing Springs)	Charles Town	26.945	179 s.f.
Crest View Acres	Middleway	52.00	16 s.f.
Lynn Meadows S/D	Shepherdstown	88.47	8 s.f.
Fernbank at Cress Creek	Shepherdstown	165.54	36 s.f.
John Shea S/D	Kabletown	10.0028	3 s.f.
Maddex Farm, Phase 6, Lots 1-23	Shepherdstown	83.381	23 s.f.
Crosswinds II, Lots 1-14	Charles Town	14.269	14 s.f.
Dearl Grove Jr. S/D	Harpers Ferry	16.83	4 s.f.
Cranes Meadow Apts. II	Charles Town	6.00	6 bldg. 50 apts.
Engle Crossing	Harpers Ferry	101.71	10 s.f.
Crosswinds, Section I, Lots 21-39	Charles Town	10.69	19 s.f.
Shannondale Recreational Area	Kabletown	5.28	3 lots (for recreational purposes only)
Cameron Spring Farm	Middleway	63.00	6 s.f.
Charles W. Barton Estates MSD	Kabletown	16.325	1 s.f.
Breckenridge North	Charles Town & Harpers Ferry	464.00	50 s.f.
Fairview Place, Lots 11-18	Charles Town	24.132	8 s.f.
	TOTAL	1693.0307	501 s.f. 0 t.h. 52 d.u. 50 apts. 3 Recreational lots

NOTE: The number of lots in subdivisions pending at the end of Calendar Year 1996 was 1868. (See Planning Commission 29th Annual Report.) However 301 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, 1997 and December 31, 1997
 (Concept Plans)

<u>Subdivision</u>	<u>District</u>	<u>Acres</u>	<u>No. of Lots</u>
C. Forrest Hammond, Jr.	Shepherdstown	109.30	2 s.f.
Lynn Meadow S/D	Shepherdstown	88.47	8 s.f.
Antietam Heights S/D	Shepherdstown	139.63	10 s.f.
Atrium Banquet Hall & Catering Facility	Charles Town	10.00	1 comm.
C. Forrest Hammond	Shepherdstown	109.30	2 s.f.
Mark J. Kramer Commercial S/D	Charles Town	10.00	4 comm.
Rockwells Moving & Storage	Charles Town	3.610	1 comm.
Yorkville S/D	Harpers Ferry	8.9324	9 s.f.
Fernbank at Cress Creek	Shepherdstown	165.54	36 s.f.
Jack & Jill Child Development Center	Charles Town	0.581	1 comm.
Atrium Banquet Hall & Catering Center	Charles Town	10.00	1 comm.
The Church of Jesus Christ	Harpers Ferry	5.50	1 s.f.
Crosswinds II, Lots 1-14	Charles Town	14.269	14 s.f.
Cranes Meadow Apts. II	Charles Town	6.00	6 bldg. 50 apts.
Engle Crossing	Harpers Ferry	101.71	10 s.f.
	TOTAL	647.8053	90 s.f. 0 t.h. 50 apts. 7 comm. lots

APPENDIX II
Outstanding Construction Bonds As Of December 31, 1997

<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
Images Night Club	Cash in Escrow	12,910.00
Lowe 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
Jefferson Crossing Shopping Center	Letter of Credit	5,000.00
Jefferson Crossing Shopping Center	Letter of Credit	40,000.00
Marrone's Interior Finishes	Letter of Credit	1,500.00
Magaha Subdivision, Lots 1-3	Letter of Credit	25,108.00
Eastland, Section IV	Letter of Credit	40,000.00
Food Lion, Inc.	Cash in Escrow	20,460.00
Covenant Baptist Church	Letter of Credit	153,000.00
Jefferson Security Bank	Cash in Escrow	530.00
Maddex Farm, Phase IV, IIA & IIB	Cash in Escrow	24,840.00
C/R TV Cable Microwave Tower	Cash in Escrow	828.00
First Baptist Church of Ranson	Cash in Escrow	15,312.25
Pizza Hut Carry Out, Maddex Farm	Cash in Escrow	15,065.00
The Hillbrook Inn	Letter of Credit	4,075.00
Shenandoah Nursing & Rehabilitation Center	Cash in Escrow	1,000.00
Taco Bell	Cash in Escrow	21,280.00
Word of Faith Tabernacle	Letter of Credit	15,095.00
340 Wash & Lube	Cash in Escrow	1,000.00
Patrick Henry Apartments	Letter of Credit	3,421.00
KIMCO/Wal-Mart	Letter of Credit	5,000.00
DALB	Cash in Escrow	4,875.00
Eastern Management Development Center	Surety Bond	1,443,676.00
Sheetz, Inc.	Letter of Credit	157,800.00
Meadow Brook Farm	Letter of Credit	507,100.00
Crosswinds, Section I, Lots 1-17	Letter of Commit.	117,733.00
Briar Run, Phase I, Lots 1-37	Letter of Commit.	44,082.00
The Slane Company/Rite Aid	Cash in Escrow	60,576.00
PNGI Charles Town Gaming LLC	Cash in Escrow	34,340.00
Cranes Meadow Apts. I	Letter of Credit	124,563.00
Breckenridge, Section I, Lots 1-30	Letter of Credit	35,800.00
Breckenridge Office Trailer	Cash in Escrow	1,370.00
Robelei, Lots 1-34	Letter of Commit.	198,612.00
Royal Vendors, Inc.	Cash in Escrow	199,020.00
Sam Michael Farm	Cash in Escrow	10,060.00

APPENDIX II

Outstanding Construction Bonds as of December 31, 1997

Page Fifteen

<u>Subdivision</u>	<u>Security</u>	<u>Amount</u>
Locust Hill, Lots 149-167 & 217-238	Letter of Credit	50,686.00
Cool Spring Estates, Lots 1-12	Letter of Credit	60,876.00
Rockwell's Moving & Mini Storage	Letter of Credit	100,142.00
Norm Thompson Outfitters, Inc.	Cash in Escrow	1,351.00
Mark J. Kramer s/d Lot 2 site plan	Letter of Commit.	69,000.00
Wildwood Subdivision	Cash in Escrow	59,907.00
Yorkville Subdivision	Letter of Commit.	41,381.00
Bardane Substation	Letter of Credit	46,239.00
Ledge Lowe Subdivision, Lots 1-4	Letter of Credit	53,281.00
First Charles Town Group S/D	Letter of Credit	37,000.00
Jack & Jill Child Development Center	Letter of Credit	15,300.00
Grammy's Place	Cash in Escrow	1,634.00
Jefferson Utilities	Letter of Credit	9,230.00
Wood End Subdivision	Letter of Credit	37,991.00
Carriage Park, Section II, Lots 45-43	Letter of Credit	14,890.00
84 Lumber	Cash in Escrow	500.00
Schonstedt Instrument Company	Letter of Credit	38,227.00
Hardy Cellular Phone Company	Letter of Credit	18,640.00
Antietam Heights Subdivision	Letter of Credit	38,515.00
	TOTAL	\$4,456,599.64

TABLE 1

Calendar Year <u>Initiated</u>	<u>Proposed</u> Lots	<u>Approved</u> Lots ****	<u>Accumulative</u>	
			<u>Proposed</u>	<u>Approved</u>
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
1997	90 (50 apts)	237 (+64 apts)	18438	6221

*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

***Between the years denoted 320 single family lots, 406 townhouse lots and 192 apartment lots/unit files were closed.

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