



BERKELEY COUNTY PLANNING COMMISSION

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Activity Report

For

January 1, 2005-December 31, 2005

Berkeley County Planning Commission

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February 13, 2006

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INTRODUCTION

This report summarizes the operation and activities of the Berkeley County Planning Commission during the January 1, 2005 - December 31, 2005 calendar year.

This report has been developed to assist the Berkeley County Commission and the residents of Berkeley County in gauging the performance of the Planning Commission. It is also used to determine growth patterns occurring within the County. As such, it may serve as a valuable tool in planning future County activities and improvement plans.

Administration

Membership

The Planning Commission is composed of (9) citizen members and one County Commission member. Members of the Planning Commission are appointed for three (3) three year terms by the County Commission. Table 1 lists all the members of the Planning Commission during the period covered in this report, the district each represents and the date the current members' term expires.

The Planning Commission held its regular meetings on the first and third Monday of each month. These meetings were held in the County Commission chambers, located at 400 West Stephen Street, Martinsburg, West Virginia. Planning Commission meetings are open to the public. Table 2 outlines the attendance of each member of the Planning Commission at these meetings throughout the year.

Staff

During 2005, the County Planning Program was under the direction of Sue Ann Morgan, Planning Director. Ms. Morgan was later replaced by Sonny Carter, who was named Interim Planning Director. Subsequently, Stefanie Allemong, Planner I, was named Interim Planning Director and the Planning Department has continued under her direction since October 2005.

Staff support services were provided by: Harry L. Carter, Planner II, Matthew Mullenax, GIS/Planner I, Richard Hoffman, Development Field Inspector, Melinda Stoner, Administrative Secretary, Jamie Rogers, Planner I Intern, and secretaries: Brian Schoppert and Courtney Fisher, who both later resigned and were replaced by Wendy Shaffer and Debbie Laing. In addition, a Scanner/Clerk, full time temporary position was filled by Leahann Blankenship.

Engineering review was provided by William J. Teach, County Engineer; and Assistant County Engineers: Scott McElwayne and Steve Aberegg. Norma Kuroski was replaced by Brian Hopkins in the latter part of the year. The Assistant Engineers also provide inspections of subdivision infrastructure for the Planning Commission.

Legal Counsel is provided by Patrick Henry, Esquire.

The Planning Commission office is open Monday through Friday, from 9:00 a.m. to 5:00 p.m., and the staff is available during those hours. In addition, the staff also attends semi-monthly meetings of the Planning Commission and all work sessions and Public Hearings required for special projects of the Commission. All records of the Planning Commission are public records and are available for public viewing during business hours.

Summary of Activities

Major Subdivisions

Major subdivision review consists of three specific stages. Pre-application conference, Preliminary Plat, and Final Plat. Following approval for a major subdivision, the plat is recorded in the County Courthouse, and the lots created may be sold.

During the period covered by this report, twenty-nine (29) residential subdivisions or subdivision phases were given Final Plat approval, creating one thousand, eight hundred seventy (1,870) new lots affecting approximately nine hundred and twenty-one (920.92) acres of the County. These subdivisions are listed in Table 3, along with a district breakdown of acreage amounts and lots created per district.

Thirty-four (34) residential subdivision or subdivision phases consisting of three thousand, seven hundred and thirty-one (3,731) new lots affecting approximately one thousand, two hundred forty-two (1,242.06) acres were given Preliminary Plat approval, some of which have also received Final Plat approval, while others are now involved in the submission process for Final Plat approval. This information is detailed in Table 4, along with a district breakdown of acreage amounts and lots to be created per district.

Pre-application conferences were held on ninety-two (92) proposed projects, consisting of approximately four thousand, four hundred twenty-two (4,422.15) acres with a proposed creation of ten thousand, six hundred and thirteen (10,613) new lots. Those subdivisions, subdivision phases, and Land development units submitting a pre-application for conference in 2005 are listed in Table 5, along with a district breakdown of acreage amounts and lots to be created per district.

Land Development Units

Seven (7) Land Development Units (LDU's) or commercial projects were given Final Site Plan Approval, meaning the project has been constructed and all improvements are installed, as-builts have been submitted and Planning Commission has reviewed and approved. These are listed in Table 6. Eighteen (18) LDU's or commercial projects were given Preliminary Site Plan approval. These are listed in Table 7.

Minor Subdivisions

Minor Subdivisions, defined as the division of a single lot or tract into two lots or tracts where no new streets are created, are approvals that can be granted administratively by the Planning Department staff. During the period of January 1, 2005 to December 31, 2005, 88 plats for minor subdivisions were approved.

Exempt Subdivisions

Exempt Subdivisions are plats such as family transfers, agricultural subdivisions over five (5) acres or more in size, resurveys, easements and etc., that are approved administratively and do not require a Public Hearing by the Planning Commission. During the period of January 1, 2005 to December 31, 2005, one hundred ninety-nine (199) exempt plats were approved. Of those plats, twenty-seven (27) were for family transfers, creating 33 new lots. Forty-six (46) were resurveys, ninety-six (96) were for mergers and/or additions and fourteen (14) were agricultural exemptions. Nine (9) were for plat of correction, four (4) were plats of easement, and two (2) were for a testamentary device.

Fees

The Planning Commission collected approximately \$1,897,196.13 in review and plat fees from January 1, 2005 through December 31, 2005.

Planning Commission Staff Work Plan Items and Projects

Office

The Planning Commission has continued with its long range goal of making more and more information accessible via the internet. The Planning Commission has a web page on the Berkeley County website. In addition to general information, meeting dates, agendas, applications, and submittal and deadline dates are also available on the site. The Planning Department is working to add a link to the projects on upcoming agendas on the website in accordance with the addition of a new database that has been implemented within the department. This database allows for the scanning of all documentation into the project's file, including plats and storm water management reports. These files will be linked to projects on the website to allow for viewing from the comfort of the Public's home as well as within the Planning Department office on computer.

Along with this new database came new scanners and scanning software, along with computer upgrades to support this process. This database allows for instantaneous scanning of paperwork into the project's file, therefore eliminating the risk of loss of paperwork, and in conjunction can be viewed by both the Planning and Engineering Departments simultaneously. The Planning Department continuously remains vigilant in working towards streamlining the Department and hopes to effectively achieve our goal.

Berkeley County Comprehensive Plan and Subdivision Regulation Re-write

The Planning Commission continued its work on the re-write of the Berkeley County Subdivision Regulations in 2005 and sent them on to the Berkeley County Commission for approval, to later have them tabled until the adoption of the Comprehensive Plan. This insures that the Subdivision Regulations will be valid in connection with the adoption of the Comprehensive Plan.

Gannett Fleming and Matthew Mullenax, GIS Specialist for the Berkeley County Planning Commission have been working diligently to complete a draft of the Comprehensive Plan with the hopes of the draft being ready in April of 2006.

Table 1

| <u>Members</u> | <u>District</u> | <u>Expiration Date</u> |
|-------------------------------|-----------------|------------------------|
| Ray Brosius, President | Arden | 31-Dec-05 |
| John Jeans, Vice President | Arden | 31-Dec-05 |
| Ron Collins, Commissioner | Mill Creek | 31-Dec-05 |
| Bob Butler | Opequon | 31-Dec-05 |
| Linda Barnhart | Opequon | 31-Dec-05 |
| Lee Samsell | Opequon | 31-Dec-05 |
| Gary Poling | Gerrardstown | 31-Dec-05 |
| David Kenney | Martinsburg | 31-Dec-06 |
| Bonnie Stubblefield | Opequon | 31-Dec-06 |
| Richard Talbott | Mill Creek | 31-Dec-06 |

Table 2

| | JAN | | FEB | | MAR | | APR | | MAY | | JUN | | JUL | | AUG | | SEP | | OCT | | NOV | | DEC | |
|---|-----|----|-----|----|-----|----|-----|----|-----|----|-----|----|-----|----|-----|----|-----|----|-----|----|-----|----|-----|----|
| Date | 3 | 18 | 7 | 22 | 7 | 21 | 4 | 22 | 2 | 16 | 6 | 21 | 5 | 18 | 1 | 15 | 6 | 19 | 3 | 17 | 7 | 21 | 5 | 19 |
| Ron Collins | X | P | P | A | P | P | P | P | P | A | P | P | P | P | P | P | A | P | A | P | P | P | P | P |
| Robert Butler A-12/23/73 E-12/31/05 | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Ray Brosius A-7/10/89 E-1/31/06 | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | A | P |
| John Jeans A-1/02/92 E-1/31/06 | P | A | P | P | P | A | P | P | P | A | P | P | P | P | A | P | P | P | P | A | P | P | P | P |
| Lee Samsell A-1/16/03 E-12/31/05 | P | P | P | P | P | P | P | P | P | P | P | A | A | P | P | P | P | P | P | P | P | P | A | P |
| Linda Barnhart A-3/31/88 E-12/31/05 | P | P | P | P | A | P | A | P | A | P | A | P | P | P | P | P | P | P | P | P | P | P | A | P |
| Gary Poling A-1/16/03 E-12/31/05 | P | A | P | P | A | P | P | P | P | P | P | A | A | P | P | P | P | P | P | p | A | A | P | P |
| David Kenney A-5/20/04 E-12/31/06 | P | P | P | P | P | A | A | P | P | P | P | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Bonnie Stubblefield A-06/30/05 E-12/31/06 | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | P | P | P | P | P | P | P | P |
| Richard Talbott A-10/20/05 E-12/31/06 | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | P | P | P |
| Steve Teufel | P | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |

P – Present A- Absent X- Not Yet Appointed/Resigned

**Table 3
Major Subdivisions Receiving Final Plat Approval**

| Project | District | Lots | Acreage |
|-------------------------------|-----------------|-------------|----------------|
| Mills Farm, PH. 5 | Arden | 101 | 11.3 |
| TOTAL | | 101 | 11.3 |
| Hammonds Mill, Ph. 5 | Falling Waters | 48 | 14.35 |
| Spring Hill, Sec. 5, Ph.1 | Falling Waters | 47 | 18.55 |
| Hammonds Mill Duplex | Falling Waters | 40 | 8.93 |
| Hammonds Mill TH, Ph. 4 | Falling Waters | 48 | 4.25 |
| Hammonds Mill TH, Ph. 5 | Falling Waters | 32 | 5.86 |
| TOTAL | | 215 | 51.94 |
| Thornhill Estates, Sec. 2 | Gerrardstown | 6 | 7.73 |
| Gibbons Estates | Gerrardstown | 5 | 29.29 |
| TOTAL | | 11 | 37.02 |
| Apple Knolls Estates, Sec. 3 | Hedgesville | 20 | 12.5 |
| Apple Knolls Estates, Sec. 4 | Hedgesville | 102 | 83.83 |
| The Cove | Hedgesville | 10 | 1 |
| Fort Hill Farms, Sec. 3 | Hedgesville | 49 | 28.07 |
| Barnhart Estates, Sec. 1 | Hedgesville | 5 | 11.9 |
| TOTAL | | 186 | 137.3 |
| Bentwood Estates, Sec. 3 | Mill Creek | 49 | 18.43 |
| Bunker Hill TH | Mill Creek | 54 | 5.903 |
| Boyd's Crossing, Sec. 1 | Mill Creek | 86 | 21.79538 |
| Morning Dove Estates | Mill Creek | 57 | 126.8 |
| Lee's Ridge | Mill Creek | 48 | 4.25 |
| McCauley's Crossing, Sec 2 | Mill Creek | 41 | 18.34 |
| Willowby Estates | Mill Creek | 18 | 10.53 |
| Boyd's Crossing, Sec. 2 | Mill Creek | 107 | 15.44 |
| Boyd's Crossing, Sec. 3 | Mill Creek | 321 | 108.55 |
| Webber Springs, Sec. 2, Ph. 1 | Mill Creek | 125 | 41.3 |
| The Townes At Oakhurst | Mill Creek | 45 | 5.92 |
| Spring Hill, Sec. 5 | Mill Creek | 47 | 18.55 |

| | | | |
|--------------------------------|---------------------------------|-------------------|---------------------|
| Spring Hill, Sec. 5, Ph. 2 | Mill Creek | 225 | 155.84 |
| TOTAL | | 1,223 Lots | 551.65 Acres |
| Greensburg Estates | Opequon | 44 | 105.2 |
| Redyns, Sect. 2 | Opequon | 6 | 1.21 |
| Princeton Shoals, Sect. 3 | Opequon | 84 | 25.3 |
| TOTAL | | 134 | 131.71 |
| TOTAL FOR ALL DISTRICTS | WITH FINAL PLAT APPROVAL | 1,870 LOTS | 920.92 ACRES |

| Major Subdivisions Receiving Final Plat Approval | | |
|---|-------------------|---------------------|
| Tax District | Lots | Acreage |
| Arden | 101 | 11.3 |
| Falling Waters | 215 | 51.94 |
| Gerrardstown | 11 | 37.02 |
| Hedgesville | 186 | 137.3 |
| Mill Creek | 1,223 | 551.65 |
| Opequon | 134 | 131.71 |
| TOTAL | 1,870 Lots | 920.92 Acres |

| Project | District | Lots | Acreage |
|------------------------------------|--|-------------------|-----------------------|
| Arden Manor, Ph. 2 | Arden | 99 | 26.94 |
| Mills Farm, Ph. 3 | Arden | 134 | 18.8 |
| Yorkshire Glen, Ph. 1, Sect. 1 | Arden | 20 | 9.8 |
| Mason Farms | Arden | 20 | 9.38 |
| Fairways East | Arden | 49 | 5.46 |
| Green Meadows | Arden | 26 | 7.81 |
| | | | |
| TOTAL | | 348 | 78.19 |
| | | | |
| Hammonds Mill TH, Ph. 5 | Falling Waters | 32 | 5.86 |
| Berkeley Gateway | Falling Waters | 277 | 30.72 |
| Brookfield TH, Ph. 1, Sect. 2 | Falling Waters | 125 | 15.54 |
| Marlowe Towne Center | Falling Waters | 254 | 12.15 |
| | | | |
| TOTAL | | 688 | 64.27 |
| | | | |
| Gibbons Estates | Gerrardstown | 5 | 5 |
| Willowbrook, Sect. 2 | Gerrardstown | 14 | 45.05 |
| | | | |
| TOTAL | | 19 | 50.05 |
| | | | |
| The Cove | Hedgesville | 10 | 1 |
| Barnhart Estates, Sect. 2 | Hedgesville | 41 | 10.5 |
| The Woods, Sect. 20 | Hedgesville | 74 | 89.331 |
| Fort Hill Farms, Ph. 3 | Hedgesville | 49 | 28.07 |
| Georgetown Orchards | Hedgesville | 34 | 58 |
| TOTAL | | 208 | 186.90 |
| Middle Creek, Manor, Ph. 1 | Mill Creek | 243 | 46.9 |
| Morning Dove Estates, Sect. 1 | Mill Creek | 278 | 126.8 |
| Stoney Ridge Estates, Sect. A | Mill Creek | 116 | 34.1 |
| Boyd's Crossing, Sect. 1 | Mill Creek | 87 | 20 |
| Boyd's Crossing, Sect. 2 | Mill Creek | 435 | 124.17 |
| Willowby Estates | Mill Creek | 17 | 10.53 |
| Webber Springs, Sect. 2 | Mill Creek | 125 | 41.3 |
| Jackson Hills | Mill Creek | 322 | 89.2 |
| Chandlers Glen, Sect. 1 | Mill Creek | 255 | 109.8 |
| McCauley Crossing TH | Mill Creek | 191 | 33.87 |
| Topaz Lane III | Mill Creek | 5 | 0.52 |
| Thistle Landing, Ph. 2 | Mill Creek | 115 | 11.25 |
| TOTAL | | 2,189 | 684.44 |
| | | | |
| Greensburg Estates | Opequon | 44 | 105.2 |
| Redyns S/D, Sect. 2 | Opequon | 6 | 1.21 |
| Bridle Creek, Ph. 1 | Opequon | 102 | 39.6 |
| Wildflower Ridge, Sect. 2 | Opequon | 36 | 5.29 |
| Liberty Run | Opequon | 91 | 26.91 |
| | | | |
| TOTAL | | 279 | 178.21 |
| | | | |
| TOTAL FOR ALL DISTRICTS | RECEIVING PRELIMINARY PLAT APPROVAL | 3,731 LOTS | 1,242.06 ACRES |

**Table 4
Major Subdivisions Receiving Preliminary Plat Approval**

| Major Subdivisions Receiving Preliminary Plat Approval | | |
|---|-------------------|-----------------------|
| Tax District | Lots | Acreage |
| Arden | 348 | 78.19 |
| Falling Waters | 688 | 64.27 |
| Gerrardstown | 19 | 50.05 |
| Hedgesville | 208 | 186.90 |
| Mill Creek | 2,189 | 684.44 |
| Opequon | 279 | 178.21 |
| | | |
| TOTAL | 3,731 Lots | 1,242.06 Acres |

Table 5

| PROJECTS SEEN FOR SKETCH PLAN SUBMITTAL | | | |
|--|-----------------|---------------------|------------------------|
| PROJECT | DISTRICT | # OF LOTS | ACREAGE |
| Baker Heights Storage | Arden | Commercial | 4.9 |
| Orchard View TH | Arden | 10 | 1.1214 |
| Heritage Hills | Arden | 455 | 162.25 |
| Link's Place | Arden | 20 | 5.87 |
| Guardian Fiberglass Warehouse Addition | Arden | Commercial/Addition | 213.00 |
| Berkeley Business Park | Arden | Commercial | 75.85 |
| Sheetz Car Wash | Arden | Commercial/Addition | 3.329 |
| Trenary Apartments | Arden | 16 | 1.00 |
| Creekside | Arden | 385 | 101.864 |
| Foltz Tract | Arden | 342 | 123.64 |
| Mills Farm, Sect. 6 | Arden | 78 | 17.5 |
| Lazerov Project | Arden | 369 | 76.00 |
| Fairways East | Arden | 48 | 7.03 |
| Ready Mix Concrete | Arden | Commercial | 20.00 |
| Stonebridge, Ph. | Arden | 2 | 4.8 |
| Air-Row Sheet Metal | Arden | Commercial | 2.4 |
| Brook Meadow | Arden | 30 Comm/ 310 Res. | 143.27 |
| Green Meadow | Arden | 26 | 7.81 |
| Pikeside Meadows, Sect. E | Arden | 100 | 17.33 |
| Heritage Hills, Sect. 2 | Arden | 100 | 38.6 |
| ASHKO Storage | Arden | Commercial | 3.92 |
| 84 Lumber | Arden | Commercial | 3.2 |
| Tabler Station Bus. Park | Arden | Commercial | 95.00 |
| TOTAL | | 2,300 LOTS | 1,129.684 ACRES |
| Jeff Crampton Property | Falling Waters | 6 | 5.4 |
| North Wind Four Plex | Falling Waters | 12 Rental Units | 2.029 |
| Pharm Investments | Falling Waters | Commercial | 5.4954 |
| Hammonds Mill Ph. 6 | Falling Waters | 116 | 14.71 |
| Leisure Living Est. 3 | Falling Waters | 42 | 8.81 |
| Hainesville Plaza & Apts. | Falling Waters | 24 | 5.010 |
| Drake Property | Falling Waters | 244 | 41.57 |
| Amberfield TH | Falling Waters | 13 | 12.32 |
| Watkins Crossing | Falling Waters | 9 | 10.28 |
| Spurgeon Property | Falling Waters | 420 | 86.5561 |
| Willow Ridge | Falling Waters | 64 | 112.77 |
| Spring Mills Towne Ctr. | Falling Waters | Commercial | 36.00 |
| Townes At Riverside | Falling Waters | 1100 | 110.00 |
| M & S Properties | Falling Waters | 772 | 204.57 |
| Maidstone on the Potomac | Falling Waters | 119 | 38.31 |
| TOTAL | | 2,943 LOTS | 693.83 ACRES |

| | | | |
|-------------------------------|--------------|-------------------|---------------------|
| Springdale S/D | Gerrardstown | 244 | 119.6 |
| Buck Run Hollow Est. | Gerrardstown | 25 | 65.23 |
| Central Chapel | Gerrardstown | Commercial | 8.76 |
| Shallow Creek Acres | Gerrardstown | 11 | 25.12 |
| Willow Brook, Sec. 2 | Gerrardstown | 82 | 109.9 |
| Sandpiper S/D | Gerrardstown | 63 | 60.40 |
| | | | |
| TOTAL | | 426 LOTS | 389.01 ACRES |
| | | | |
| Sunrise Ridge | Hedgesville | 43 | 32.30 |
| Twin Ponds | Hedgesville | 8 | 20.30 |
| Tomahawk Hill | Hedgesville | 12 | 18.75 |
| Bella Vista Village | Hedgesville | 151 | 32.00 |
| Red Hill | Hedgesville | 499 | 196.91 |
| South Mary St. TH | Hedgesville | 45 | 14.50 |
| Poole's Pre-Owned Car | Hedgesville | Commercial | 10.00 |
| Butler's Bridge | Hedgesville | 140 | 57.00 |
| DeHaven Property | Hedgesville | 13 | 1.5 |
| Seawright Properties | Hedgesville | 580 | 299.00 |
| | | | |
| TOTAL | | 1,492 LOTS | 682.26 ACRES |
| | | | |
| Oakhurst, Ph. 2 | Mill Creek | 12 | 0.79 |
| Ziegler Duplex Dev. | Mill Creek | 7 | 2.00 |
| Mill Creek Meadows | Mill Creek | 44 | 18.0856 |
| Sunrise Acres, Sect. 2 | Mill Creek | 87 | 113 |
| Opequon Ridge TH | Mill Creek | 6 | 1.67 |
| Duncan Run | Mill Creek | 283 | 129 |
| Specks Run Estates | Mill Creek | 39 | 45.7 |
| Rt. 112 Town Homes | Mill Creek | 7 | 1.39 |
| Dr. Veltman's Office | Mill Creek | Commercial | 0.82 |
| Fegan Road Apts. | Mill Creek | 24 | 2.51 |
| Topaz Lane III | Mill Creek | 5 | 0.678 |
| Southern Cross Est. | Mill Creek | 34 | 10 |
| Patel Inwood | Mill Creek | Commercial | 6.72 |
| Inwood Meadows, 2 | Mill Creek | 185 | 50.27 |
| Cameron Acres, Sec. C | Mill Creek | 37 | 19.55 |
| Mar-Win Estates | Mill Creek | 16 | 5 |
| Meadows At Shirley Plantation | Mill Creek | 639 | 187.7 |
| Meadow View Manor | Mill Creek | 13 | 5.13 |
| Stoney Ridge, Sec. 2, Ph.1 | Mill Creek | 24 | 34.1 |
| Specks Run Estates, Sect. 2 | Mill Creek | 25 | 24.1 |
| Alger Properties | Mill Creek | 84 | 18.7 |
| Waterfall Farm Est. | Mill Creek | 280 | 74.61 |
| | | | |
| TOTAL | | 1,853 LOTS | 751.52 ACRES |
| | | | |
| Hazel Hill | Opequon | 8 | 0.95 |
| Whitmore Estates | Opequon | 347 | 75.3 |
| L & H Storage | Opequon | Commercial | 6.3 |

| | | | |
|--|---------|----------------------------------|-----------------------------------|
| Tucker Amusements | Opequon | Commercial | 3.63 |
| Shepherd Cove | Opequon | 20 | 116.6 |
| Marsh Run Commons | Opequon | 30 | 11.8 |
| Meridian North | Opequon | Commercial | 3.492 |
| Meridian Center | Opequon | Commercial | 23.683 |
| Lord Fairfax Est. | Opequon | 23 | 52.1 |
| Winebrenner's Crossing | Opequon | 961 | 336.64 |
| Farudi TH Dev. | Opequon | 117 | 10.86 |
| Minghin's Site | Opequon | Commercial | 1.12 |
| KRA Food Services | Opequon | Commercial | 3.776 |
| Brookside S/D | Opequon | 60 | 124.95 |
| Millardsville S/D | Opequon | 26 | 4.15 |
| Moler Ave. Car Wash | Opequon | Commercial | 0.50 |
| | | | |
| TOTAL | | 1,599 LOTS | 775.85 ACRES |
| | | | |
| TOTAL FOR ALL PROJECTS SEEN FOR SKETCH PLAN | | TOTAL #OF LOTS 10,613 | TOTAL ACREAGE 4,422.15 |

| TAX DISTRICTS | # OF PROJECTS |
|-----------------------|----------------------|
| Arden | 23 |
| Falling Waters | 15 |
| Gerrardstown | 6 |
| Hedgesville | 10 |
| Mill Creek | 22 |
| Opequon | 16 |
| | |
| TOTAL | 92 |

Table 6
LDU Receiving Final Site Plan Approval

| Project | District | Acreage |
|----------------------------------|---|---------------------|
| Bank of Charles Town | Arden | 1.14 |
| Falling Waters Industrial Center | Falling Waters | 17.71 |
| Carrera Court | Hedgesville | 7.5 |
| St. Leo's Catholic Church | Mill Creek | 60.84 |
| Jefferson Asphalt | Mill Creek | .95 |
| Quad Graphics Printing Plant | Opequon | 150.00 |
| Waffle House | Opequon | .48 |
| TOTAL FOR ALL DISTRICTS | RECEIVING FINAL SITE PLAN APPROVAL | 238.62 ACRES |

| Tax District | # of Projects |
|---------------------|----------------------|
| Arden | 1 |
| Falling Waters | 1 |
| Gerrardstown | 0 |
| Hedgesville | 1 |
| Mill Creek | 2 |
| Opequon | 2 |
| TOTAL | 7 |

Table 7
LDU Receiving Preliminary Site Plan Approval

| PROJECT | DISTRICT | ACREAGE |
|------------------------------------|---|----------------|
| Cogar-Duylea Commercial Park | Arden | 3.21 |
| Berkeley Business Park, Ph. 2 &3 | Arden | 10.5 |
| Liberty Business Park | Arden | 17.08 |
| Ready Mix Concrete | Arden | 20.00 |
| Food Lion | Arden | 3.7 |
| Associated Asphalt | Arden | 28.87 |
| B & B Heating | Arden | 1.39 |
| | | |
| Falling Waters Industrial Center | Falling Waters | 17.71 |
| Marlowe Towne Center | Falling Waters | 3.5 |
| KD Rentals | Falling Waters | 2.2 |
| | | |
| Shanghai Storage | Gerrardstown | 1.2 |
| | | |
| Integrative Resources | Hedgesville | .654 |
| Seaside Tan & Spa | Hedgesville | 1.85 |
| Salvation Army Camp Tomahawk | Hedgesville | 160.94 |
| Valley Farm Credit | Hedgesville | 1.53 |
| Carrera Court | Hedgesville | 7.5 |
| | | |
| Inwood Interstate Center | Mill Creek | 9.96 |
| | | |
| Premier Bank | Opequon | 1.51 |
| | | |
| TOTAL FOR ALL DISTRICTS | RECEIVING PRELIMINARY SITE PLAN APPROVAL | 293.30 |

| Tax District | # of Projects |
|---------------------|----------------------|
| Arden | 7 |
| Falling Waters | 3 |
| Gerrardstown | 1 |
| Hedgesville | 5 |
| Mill Creek | 1 |
| Opequon | 1 |
| | |
| TOTAL | 18 |