

Approved Developments & Other Housing Units In Lancaster County

<u>Description of Development</u>	<u>Units</u>	<u>Acres</u>	<u>Zoning</u>
1 Golden Eagle on Carters Creek and Golf Course (by New Tides LLC)	400	Unk	R-2
2 Overlook on Western Branch (off West Point Rd. near Merry Point; by Exuma Group, Ltd)	11	44	R-1
3 Hills Quarter on Golf Course (off Rt 200; additional units; by Merry Point Development Co.)	400	Unk	R-2
4 High Banks on Rappahannock (off Rt 3 near Bridge; by Glen Kelley)	16	17	R-2
5 Western Branch Preserve on Western Branch (by Western Branch Preserve LLC)	41	225	R-2
6 Chase's Farm on Duton's Pond (off Rt 3 near White Stone; by B.G. Sowder/Warrenton,VA)	98	247	R-1
7 Chinn's Mill Wood on Chinns Mill Pond (off Rt 3 at Field Trial Rd.; by Pebble Beach LLC)	18	1,137	R-1
8 Tides Lodge Condos on Carters Creek (by New Tides LLC)	65	22	R-2
9 Crossroads at the Chesapeake (on James Jones Mem. Highway; by Leland Corp.)	128	29	Kilm.
10 Windmill Point Resort Condos on Chesapeake Bay (by Lane NE LLC)	200	40	R-2
11 Waterman's Wharf on Antipoin Creek (off Windmill Point Rd.; by Fred Beansch)	13	33	R-1
12 <i>Grace Hill Estates (at Harris Road & Rt 3; by Fred West) -- <u>"Final Approval Not Yet Granted"</u></i>	<u>66</u>	<u>38</u>	R-1
13 Taylor Creek Park on Taylor Creek (by New Tides LLC)	16	22	R-2
14 The Harbour on Indian Creek (by Bragg & Company)	24	42	R-2
15 Covewoods on Eastern Branch (by JDHL, LLC/Agent H.S. Loudin of Mineral, VA;#22-62 5)	6	52	R-1
16 Sloop Pointe on Rappahannock (at Morattico, SYG Associates, Inc./Conley/Manassas,VA)	18	22	R-2
17 Courthouse Landing on Western Branch (by Forest Puffingberger/Warsaw,VA)	14	219	R-1
18 River Village on Rappanannock (by Bragg & Chase)	21	45	R-1
19 Stonegate on Misquito Creek (by Unknown Developer)	12	19.6	R-1
20 Un-Named Subdivision on Rappahannock near Greenvale Marina (California Owner)	<u>10</u>	48	R-1
Total:	1577	See Note #1	
Persons per Household (Estimate per Lands End Planners)	2.23	See Note #2	
Proj. Increase in Population from Developments (5 yrs.):	<u>3517</u>		
Proj. non-Dev. Units (60/yr for 5yrs):	300	See Note #3	
Proj. Increase in Population from non-Dev. Units (5 yrs.):	<u>669</u>		
Projected Increase in Population (5yrs):	<u>4186</u>	See Note #4	
Projected % Increase in Population (5yrs):	<u>34.9%</u>		

Note #1: Assumes That All Lots/Units Are Fully Developed Over Next 5 Years. Although This May Not Occur, There Are Other Existing Developments Not Listed Above Whose Continued Development Will More Than Off-Set Less Than Full Development Of Above "New" Developments (e.g., Riverwood, Laurel Point, Eagle Landing, Clifton Landing, etc.)

Note #2: Although Nominally There Are More Than 2.2 Persons Per Household Nationwide, NN Area Is Characterized By A Much Larger Percentage of Older/Retired Persons

Note #3: Assumes That Non-Development Building Of Homes In County Will Somewhat Increase To Average 60 New Units Per Year Over 5 Years As More "Baby-Boomers" Move To County

Note #4: Assumes That All New Persons Are Residents Adding To Population. Although This Is Not Totally Accurate, The Percentage Of New Persons Becoming Residents Of The County Will Increase As "Babyboomers" Retire. Also, Many Persons Who Now Own Second Homes In The Area Will Become Residents As Second Homes Become First Homes At Retirement Over The Next 5 Years. The Later Two Effects Are Expected To Off-Set The First Effect.

Note #5: Calculated Population Increase Added To County's Population of Approximately 12,000