

Approved Developments & Other Housing Units In Lancaster County

<u>Description of Development</u>	<u>Units</u>	<u>Acres</u>	<u>Zoning</u>	<u>Easement</u> (Acres)
1 Golden Eagle Condominium Development (by New Tides LLC)	400	Unk	R-2	
2 Overlook on W. Br. Corrotoman River (West Point Rd. near Merry Point; by Exuma Group, Ltd)	11	44	R-1	
3 Hills Quarter on King Carter Golf Course (Rt. 200; by Merry Point Development Co.)	400	Unk	R-2	
4 High Banks on Rappahannock River (Rt. 3 near Bridge; by Glen Kelley)	16	17	R-2	
5 Western Branch Preserve on W. Br. Corrotoman River (by Western Branch Preserve LLC)	41	225	R-2	160
6 Chase's Farm on Duton's Pond (Rt. 3 near White Stone; by B.G. Sowder	107	247	R-1	
7 Chinn's Mill Wood on Chinns Mill Pond (Rt. 3 at Field Trial Rd.; by Pebble Beach LLC)	64	1,137	A-1	
8 Tides Lodge Condos ("The Pointe") on Carter Creek (by New Tides LLC)	66	22	R-2	
9 The Tartan/Highlands Development on Tartan Golf Course (by Tartan Investment Group LLC)	80	165	R-1	
10 Windmill Point Resort Condos on Chesapeake Bay (by Lane NE LLC)	200	40	R-2	
11 Waterman's Wharf on Antipoin Creek (Windmill Point Rd.; by Fred Beansch)	13	33	R-1	
12 Glenwood Development on Carter Creek (Rt. 200 near The Glebe, by Bragg & Company)	15	37	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 E. Br. Corrotoman River (by JDHL, LLC/Agent H.S. Loudin of Mineral, VA)	6	52	R-1	
16 Sloop Pointe on Rappahannock River (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 River (by Bragg & Chase)	21	45	R-1	
19 Stonegate on Misquito Creek (by Unknown Developer)	12	19.6	R-1	
20 Whitehall Farms Subdivision on Rappahannock River (at Greenvale Marina; California Owner)	10	48	R-1	
21 Bridge Point Subdivision on Rappahannock River (Rt. 3 near Bridge; by Charles C. Broom)	8	Unk.	R-1	
22 Grace Hill Estates (Rt. 3 at Harris Road; by Fred West)	66	38	Kilm.	
23 Crossroads at the Chesapeake (James Jones Mem. Highway; by Leland Corp.)	128	29	Kilm.	50% Open; 60' Buffe
24 Condominium Development (Main St. @ 1st Ave.; by Shawn Donahue)	28	6	Kilm.	
25 Reverie Development on Carters Creek (Rt. 200 @ Kendall Hall; by Charles B. Walker)	10	9	Irv.	
26 The Village on Carters Creek (Off James Wharf Road; by Charles B. Walker)	5	8	Irv.	
27 Irvington Farms Development (Rt. 200 @ White Fences; by Arris LLC/Robert Lundvall)	17	Unk.	Irv.	
Total:	1,796	See Note #1		
Persons per Household (per Lands End Planners)	2.23	See Note #2		
Proj. Population Increase -- "Developments" (5 yrs.):	<u>4,005</u>			
Proj. "Non-Devevelopment" Units (60/yr for 5yrs):	300	See Note #3		
Proj. Population Increase -- "Non-Deveopment" Units (5 yrs.):	<u>669</u>			
Total Projected Population Increase (5yrs):	<u>4,674</u>	See Note #4		
Total Projected %tage Population Increase (5yrs):	<u>39.0%</u>			
Total Projected Population (5 yrs):	<u>16,674</u>	See Note #5		

Note #1: Assumes 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.). Also, Many Small Developments/Subdivisions Of Less Than 5 Units Are Not Included, But Will Contribute Substantially To County's Projected Increase In Population.

Note #2: Although There Are More Than 2.2 Persons Per Household Nationwide, NN Area Is Characterized By A Larger Percentage of Retired Persons (2.23 by Lands End Designer, Inc.)

Note #3: Assumes 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 All Purchasers Declare County As Their Residence Adding To Population. Although 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 Assumes All Purchasers Declare County As Their Primary Residence Thus Adding To County's Base Population of Approximately 12,000

