



UNION COUNTY PUBLIC SCHOOLS

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MEMORANDUM

TO: Board of County Commissioners
City of Monroe
Town of Fairview
Town of Hemby Bridge
Town of Indian Trail
Town of Marshville
Town of Mineral Springs
Town of Stallings
Town of Unionville
Town of Waxhaw
Town of Weddington
Town of Wingate
Village of Lake Park
Village of Marvin
Village of Wesley Chapel

FROM: Donald S. Hughes, Director 
Facilities, Planning and Construction
Union County Public Schools

DATE: March 21, 2007

RE: Annual Land Use Study

The 2006-2007 Land Use Study is now complete and the final report has been issued (enclosed). This study was conducted by the Operations Research and Education (OR/Ed) Laboratory of the Institute for Transportation Research and Education (ITRE) at North Carolina State University.

The study is an attempt to see into the future and predict the magnitude and distribution of numerical growth of school-aged children in Union County. The output of this study will be used to assist UCPS in student reassignment and in the locating and timing of new schools.

Because this is an attempt to see into the future, it becomes as much an art as a science. However, various empirically determined methodologies and complex mathematical algorithms are utilized in this process, giving us a picture that is far more comprehensive, accurate, and reliable than mere guesswork. UCPS, in concert with OR/Ed, continuously seeks out and evaluates new data sources and analysis methods in a constant effort to improve projections. The attached study is by no means the final word on student growth in Union County, but we believe it is the best that is currently available.

There are several inherent strengths and weaknesses associated with the Land Use Study. The *gradient cohort survival ratio* methodology is state of the art and has been recognized with national awards. It analyzes groups of weighted series in order to more accurately project the contribution of historical populations to future enrollments. The county-wide interview process combines the subjective with the objective in learning where key players in the municipalities and other entities believe growth is headed. As many inputs as possible are gathered and combined into the best overall picture of the future. In addition, a series of analyses are performed using the best available GIS software to identify areas available and probable for near-term growth.

One limitation of the GCSR method is its decreasing rigor at county-wide growth rates greater than 5-6%. Because UCPS enrollment has increased at a greater rate over the last two years, some modifications have been made to the analysis in order to improve rigor and confidence. Although all of the analyses are combined into the best available prediction of the future, it is still a prediction of the future. We peer into our crystal ball, though darkly.

We expect that interviews with the various towns, county and state organizations will again be scheduled to occur sometime this summer in preparation for next year's study. We thank those towns, such as Indian Trail, that have both informed the school system of approved developments as they occur and, in many cases, have involved the school system in the approval process.

We welcome the opportunity to share this information throughout the county. As in the past, this report will be available on the school system's web site. Feel free to contact myself or Don Ogram at 704-296-5960 with any questions or suggestions.

**UNION COUNTY PUBLIC SCHOOLS
MONROE, NORTH CAROLINA**

**INTEGRATED PLANNING FOR SCHOOL AND COMMUNITY
(IPSAC)**

LAND USE STUDY FINAL REPORT – 2006-07

PREPARED AND SUBMITTED BY
OPERATIONS RESEARCH AND EDUCATION LABORATORY
INSTITUTE FOR TRANSPORTATION RESEARCH AND EDUCATION
NORTH CAROLINA STATE UNIVERSITY
FEBRUARY 28, 2007

OR/Ed. Lab

OVERVIEW

School systems nationwide are facing difficult planning challenges arising from an increasing student population, an aging school infrastructure, and increasing complexity in pupil assignments. These challenges are shared by the communities that must fund building and renovation projects. The Operations Research / Education Laboratory (OR/Ed. Lab) has developed a system of Integrated Planning for School and Community (IPSAC) which fully integrates community and regional data, economic and demographic forecasts, demographic and land use studies, digitized pupil and school location files, and mathematical optimization algorithms.

The integrated planning system is comprised of multiple data-driven processes including:

- Enrollment Forecasting
- Land Use Study
- Out-Of-Capacity Analysis
- School Location Optimization Scenarios
- Attendance Boundary Optimization and Redistricting

This report documents findings from the **Land Use Study** of the geographic area encompassing the school district. The objective of the Land Use Study is to quantify future growth by school attendance area. A full IPSAC Land Use Study typically includes two components: community interviews and Geographic Information Systems (GIS) analysis. The community interviews component is presented in this report.

Community Interviews: The community interviews allow the Lab to compose an impression of future growth of the study area by interviewing planners, town managers, mayors, utility works, chambers of commerce, economic development officials, etc. By involving the community in the study, these critical interviews cultivate an understanding of infrastructure development plans (transportation, water, sewer), recent subdivision permits, residential zonings, available land for development, and comprehensive plans developed by the local government agencies.

GIS Analysis: The Lab also performs spatial analyses based on GIS parcel data using state-of-the-art ArcGIS software. The GIS analysis provides quantitative data concerning available parcels and subdivision lots that then can be used to identify areas of future growth. Student demographic analysis can also be conducted at this stage to better understand socio-economic compositions that could be used to influence school assignment decisions.

Through the combination of the community interviews and the data-intensive GIS analysis, the Lab is able to articulate school population growth by school attendance areas.

LAND USE STUDY 2006-07: COMMUNITY INTERVIEWS

INTRODUCTION

Union County lies in south central North Carolina, southeast of Charlotte, and is part of the Charlotte metropolitan region. The rapid growth of the Charlotte area continues to drive growth in Union County. Union County has maintained favor among families who desire an area with rural/suburban character but also access to activities associated with an urban area. The attitude of many local elected officials in Union County has been to favor growth.

This Land Use Study not only describes the relative level and location of growth that has occurred since the previous IPSAC study was conducted in 2005, but also the growth that is anticipated in Union County. The findings of this report were derived from a series of in-person interviews conducted with stakeholders during October 25-27, 2006 as well as subsequent telephone interviews to gather information. Supporting data was obtained from the websites for the North Carolina State Data Center, the North Carolina Department of Commerce, the North Carolina Department of Transportation, the Charlotte-Mecklenburg Chamber of Commerce, the Charlotte Regional Partnership, the Lancaster County, South Carolina Economic Development Corporation and various other organizations.

This report consisted of sections that include discussion of:

- Key trend and status indicators: population, employment, and economic development.
- Growth in Union County: causes, factors constraining growth, and economic development activities.
- Transportation: planned highway improvements, and other transportation modes.
- Water/sewer: current and planned infrastructure.
- Anticipated residential development: areas with current and anticipated high residential growth, summary of interviews, and information on subdivisions approved/under construction.
- Anticipated non-residential development: current and anticipated commercial and industrial development, major manufacturers, and a summary of interviews.

KEY TREND AND STATUS INDICATORS

The Union County population projections for the period 2000-2010 are characterized by North Carolina State Data Center (SDC) as “high growth, high in-migration” similar to the period from 1990-2000. SDC data estimate the Union County population increased by 44,498 from April 2000 (123,772) to July 2006 (168,270). This equals a rate of increase for that six-year period of 36 percent as contrasted with the estimated statewide average population growth rate of 9.7 percent.

The estimated Union County population growth for the one-year period between July 2005 and July 2006 is even more dramatic. During that period, Union County was estimated to have

grown by 6,938 or 4.3 percent, as compared to an overall growth rate for North Carolina for that period of 1.7 percent.

North Carolina Department of Commerce data reveal that Union County experienced an overall increase in the number of jobs (229) between January and October 2006. The unemployment rate in the county has generally been lower than the statewide average, ranging between 3.2 and 4.5 percent (vs. a statewide rate of 4.3 to 5.4 percent) for the July 2005-July 2006 period. While the median household income (\$56,587 in 2005, ranked second in the state¹) has been higher than the average for North Carolina, per capita personal income was reported to be lower than the North Carolina average. Table 1 summarizes this information.

Table 1: Key Trend and Status Indicators

Indicator	Union County	North Carolina
Population Increase 2000-2006	36%	9.7%
Population Increase 2005-2006	4.3%	1.7%
Unemployment Rate (July 2006)	3.9%	4.8%
Unemployment Rate (July 2005)	4.5%	5.4%
Per Capita Personal Income (2005)	\$23,536	\$30,553

Data source: North Carolina Department of Commerce

The Union County population is projected to continue its growth at a rate of more than twice the North Carolina statewide rate through 2009, as shown in Table 2. SDC projections for the period show an overall 11 percent population increase for Union County (18,557 persons) versus a 4.7 percent average increase for North Carolina.

Table 2: Projected Annual County Population Totals 2006-2010:

Location	July 2006	July 2007	July 2008	July 2009	Change 2006-2009
Union County	168,270	174,767	180,757	186,827	18,557
% Change	--	3.9%	3.4%	3.4%	11%
North Carolina	8,828,041	8,968,800	9,104,889	9,243,581	415,540
% Change	--	1.6%	1.5%	1.5%	4.7%

Data source: North Carolina State Demographics Unit.

Of the 541 North Carolina municipalities, Monroe is estimated to have had the 22nd largest municipal population (32,454), Indian Trail the 37th largest (22,030) population, Stallings the 75th largest (9,508), Weddington the 83rd largest (8,423), Unionville the 102nd largest (6,617), Wesley Chapel the 136th largest (4,326), Fairview the 140th largest (4,201), Wingate the 159th largest (3,706), and Waxhaw the 168th largest (3,453) in July 2005.

¹ North Carolina Department of Commerce, http://cmedis.commerce.state.nc.us/countyprofiles/files/pdf/Union_2004Q2.pdf

Looking at growth from another perspective, 13 Union County municipalities were included in the list of the 85 *Fastest Growing Municipalities, April 2000 to July 2005*, compiled by the SDC. They included²:

- Stallings—second fastest, with 200 percent growth for the period)
- Marvin—seventh/130%
- Indian Trail—13th/88%
- Wesley Chapel—18th/70%
- Wingate—26th/54%
- Fairview—33rd/39%
- Unionville—34th/38%
- Lake Park—36th/36%
- Waxhaw—41st/32%
- Weddington—53rd/26%
- Monroe—60th/24%
- Mineral Springs—61st/24%
- Hemby Bridge—72nd/21%

In the first quarter of 2006, approximately 21 percent of Union County employment was in the manufacturing sector. Other sectors with a significant share of county employment included government (17%), construction (16%), educational services (11%), retail trade (10%), and healthcare and social assistance (7%), and accommodation and food services (6%).

GROWTH IN UNION COUNTY

Union County residents were characterized by those interviewed as possessing the full range of opinions towards growth, from favoring continued growth to favoring sharp limits to growth. Many residents were said to favor relatively low-density residential development, typically at one unit per acre, and evenly distributed throughout a parcel, as opposed to being clustered in one portion of a parcel with the remainder maintained as open space. Land prices remain relatively high in the western part of the county, and were reportedly \$100,000-\$300,000 per acre, but can exceed \$600,000 per acre.

Residential development was characterized as continuing to take place with approximately equal shares of residential units constructed in unincorporated areas of the County and in the various municipalities.

Overall residential development density in unincorporated Union County was characterized as continuing to take place at approximately one unit per acre throughout the county. Union County has averaged approximately 3,000-3,500 residential building permits per year, and County officials anticipate that residential development will continue at that level, and that there is a sufficient supply of approved subdivisions to meet that level of demand for housing.

² <http://demog.state.nc.us/demog/fastgr05.html>

The municipalities of Indian Trail and Mineral Springs had subdivision moratoria in effect when the land use study interviews were conducted in late October 2006. These moratoria are not expected to have a great immediate impact on current subdivision activity, as there are a substantial number of permits for residential units already approved. Local officials expect that the number and scale of approved subdivisions should allow residential construction to proceed at the current level during the periods of the various moratoria.

However, Union County had also stopped issuing letters of water availability and sewer availability in June 2005 pending construction of infrastructure improvements. These water and sewer moratoria have had some impact on development. All of these moratoria are described in greater detail in subsequent sections of this report.

Growth in the Charlotte Region

Growth in the Charlotte region is anticipated to continue into the foreseeable future, absent the loss of a major employer, such as one of the two large banks headquartered in the city, or the US Airways hub at Charlotte-Douglas International Airport.

As part of the study, OR/Ed staff gathered information from the Chambers of Commerce and Economic Development Commissions in Charlotte/Mecklenburg County, and York and Lancaster Counties in South Carolina on industrial or commercial development in those surrounding areas that could impact the growth of Union County. While no information was available on potential large-scale industrial or commercial developments, the consensus was that development trends in the area are expected to follow current patterns.

According to information from Monroe Economic Development, average unemployment in 2006 for the Charlotte Metropolitan Statistical Area was 5.0 percent, and for Union County was 4.0 percent³.

Growth in Unincorporated Union County

No subdivisions had been approved since a subdivision moratorium was approved on August 15, 2005; however, commercial and industrial developments had been approved. The moratorium on new residential subdivisions was in effect until October 3, 2006, and county planners were somewhat surprised that no subdivision applications had been submitted in the three weeks following the end of the moratorium and prior to the date of the land use study interview.

Growth in Union County Municipalities

Indian Trail enacted an 18-month subdivision moratorium on January 11, 2005, which was extended in May 2006, and is now scheduled to expire on January 11, 2008. The purpose of the moratorium is to allow local officials to revise and adopt ordinances and policies associated with the Comprehensive Land Use Plan adopted in 2006. Planners said that the town is being more selective in properties to be annexed into the town. The town intends for all annexation to be conducted on a voluntary basis, and is planning for the town's acreage to almost double as a result of anticipated annexations.

³ "Made in Monroe, 2006 Existing Industry Handbook" Monroe Economic Development, www.developmonroe.com/files/Publications/052306_022_0050530.pdf

No change is anticipated in the relatively low residential growth rate of approximately three residential permits per year in **Marshville**. However, the town will take in an Extra-Territorial Jurisdiction (ETJ) starting April 1, 2007. The ETJ has been proposed to extend one mile from the current town limits, which would more than double the area in the town's jurisdiction. As a result of the completion of a sewer line to Anson County, the lack of wastewater treatment capacity is no longer a constraint to development in the town.

Marvin and **Weddington** are both experiencing residential development at an average density of one unit per acre. Planners anticipate continued rapid residential development in those towns.

On May 12, 2005, **Mineral Springs** enacted a moratorium on major subdivisions (those with greater than five lots) to extend through March 1, 2007. The purpose was to allow creation of a land use plan and a development ordinance. Planners said that only nine zoning permits were approved in the town in 2006, and approximately one-half of those permits were for individual lots.

Monroe continues to grow to its north and west. City planners said that four subdivisions with a total of 564 lots had been approved since the 2005 study. Monroe was considering annexation of several parcels in the area of the intersection of Unionville-Indian Trail Road and Poplin Road at the time of the interview.

Stallings enacted a nine-month subdivision moratorium in April 2005, which was later extended through July 31, 2006. The town remains nearly at its limits of expansion, due to its being surrounded by other municipalities.

Development in **Fairview** was said to be occurring at a relatively slow rate as a result of expanded buffer requirements for streams with Carolina Heelsplitter habitat, and the lack of sewer service in much of the town.

Waxhaw continued to experience growth of commercial as well as residential development; however, the lack of new sewer permits has limited subdivision and commercial development applications. Planners stated that a recent contract for garbage collection services for the town included approximately 2,500 households, which would indicate a population of approximately 7,500 for the town.

Weddington continued to grow at a rapid pace, with 211 additional lots in new subdivisions and/or new phases of existing subdivisions that were in various stages of the development approval process in late October 2006.

Wesley Chapel has experienced a declining number of new residences built in each year since 2002. Planners anticipated that a total of approximately 60 new houses would be permitted in the town in 2006. The town was starting a new master planning process, which was expected to require about two years to complete.

Wingate officials anticipate growth will remain flat until the US 74 Bypass has been constructed in its entirety to I-485. There is little undeveloped land available in the city limits, and

water/sewer moratoria have limited the amount of residential development that could be approved.

Factors of Growth

The leading factor of growth in Union County remains its location within the Charlotte-Mecklenburg metropolitan region. The western area of Union County continues to experience a substantial population increase as a result of its desirable location. Marvin, Waxhaw, Weddington, Wesley Chapel, and other western Union County suburbs continue to experience high demand for single-family homes.

The three factors attributed to attracting new residents to Union County were said to be relatively low taxes, good quality schools, and comparatively reasonable land prices (in some areas).

A major factor affecting growth during the next five years will be the availability and cost of undeveloped land in the western area of the county. The price of land in western Union County has continued to increase, in some places exceeding \$600,000 per acre, as compared to only \$10,000-\$15,000 per acre to the east of Monroe. While residential development is anticipated to continue at a relatively rapid pace in the west, a reduction in the amount of available raw land may lead development further east. However, eastward expansion towards Monroe is constrained by a lack of easy highway access to Charlotte and Mecklenburg County.

Constraints on Growth

Primary constraints to growth in Union County include highway congestion, lack of water and sewer capacity, and the presence of the Carolina Heelsplitter in the Goose Creek basin, in the northwestern part of the County. The lack of water and sewer capacity is being addressed through improvements to the infrastructure. The Heelsplitter is not only constraining development directly through its existence, but has also delayed selection of a route for the US 74 Bypass, a major planned highway improvement. This delay has resulted in traffic congestion not only on the existing US 74 highway, but also on other parallel routes between Union and Mecklenburg Counties.

On August 15, 2005, the Union County Board of Commissioners voted to impose a moratorium on major residential subdivision development, which ended on October 3, 2006. The moratorium affected subdivisions with more than five houses or multi-family housing development with more than five units, but did not affect the approximately 14,000 housing units that were in various stages of the development approval process throughout the county. During the moratorium, county officials and planners implemented an Adequate Public Facilities Ordinance (APFO). The purpose of the APFO is to ensure that supporting infrastructure and facilities (such as schools) are in place to meet the needs of new development. However, county planners were uncertain on the likelihood of the continuation of the APFO.

There were fewer Union County municipalities that had active development moratoria than in past years. Only Indian Trail and Mineral Springs had subdivision moratoria in place at the time of the October 2006 interviews.

In addition, Union County has imposed water and sewer moratoria. A sewer moratorium that started in June 2005 will remain in effect until construction has started on the expansion of the Twelve Mile Creek wastewater treatment plant, which was to occur in February 2006 but is now planned for February 2007. *There were no sewer capacity constraints affecting Monroe, and the areas of Marvin and Weddington that are in the Six Mile Creek basin. However, Public Utilities staff stated that no new major subdivision residences can be served in Waxhaw, Wesley Chapel, and the portions of Indian Trail and Stallings that are in the Twelve Mile Creek basin until five years in the future. Additional sewer capacity will not be available in the northern areas of the county for an additional six years.*

A continuing constraint on growth is the presence of an endangered species, the Carolina Heelsplitter, in the Goose Creek basin in the northwestern area of the County, and in the Waxhaw Creek basin south of Waxhaw and Mineral Springs. The presence of this species has not only directly constrained development in the northwestern area of Union County, it has indirectly constrained development in Monroe and Wingate as a result of delaying construction of the US 74 Bypass. Planners stated that the uncertainty as to the final alignment for the Bypass has resulted in hesitancy to develop in areas that could be selected for the construction of the highway.

Zoning

Lake Park and Hemby Bridge do not conduct their own zoning at this time; rather, Union County performs that function. Fairview received approval to conduct zoning as of July 1, 2005, and now conducts that function within its jurisdiction.

Monroe is the only municipality in Union County that has authority for an Extra-Territorial Jurisdiction (ETJ)⁴; however, several municipalities were seeking ETJ authority. Marshville is to receive ETJ authority starting April 1, 2007. Wingate had also requested Extra-Territorial Jurisdiction (ETJ) capability, and was considered likely to be granted that authority. Planners deemed it likely that other municipalities in Union County, such as Wesley Chapel and Marvin, would make similar requests. If those municipalities were to be granted ETJ authority, it would result in more undeveloped land in the county under the zoning control of jurisdictions with a slower growth approach than that of Union County.

TRANSPORTATION

Principal highways through Union County include US Highways 74, between Anson County and Mecklenburg County; and US 601, between Cabarrus County and Lancaster County, South Carolina. Major highway projects in progress or planned in Union County include:

There were several changes to planned improvements to Union County highways in the 2007-13 North Carolina Department of Transportation, Transportation Improvement Plan (TIP) as noted below.

⁴ Note that Stallings has been granted ETJ for only one parcel.

1. US 74 Monroe Bypass (eastern portion)—construction of the portion US 601 and SR 1758 (Whitmore Road) is now scheduled to start in FY 07, and construction of the portion between SR 1758 (Whitmore Road) and the existing US 74 is scheduled to start in FY 08. The alignment for the western portion, from US 601 to the I-485 area has not yet been determined.
2. US 74 Monroe Bypass (western portion)—now scheduled as follows: the portion from I-485 to SR 1520 (Indian Trail-Fairview Road), right-of-way acquisition in FY 09, and construction to start in FY 12; the portion from Indian Trail-Fairview Road to Rocky River Road, right-of-way acquisition in FY 10, and construction to start in FY 12; and the portion from Rocky River Road to US 601, right-of-way acquisition in FY 11 and construction unfunded.
3. US 601 widening south from US 74 to the South Carolina state line—construction to start in FY 2007.
4. Providence Road (NC 16) widening from Rea Road Extension to south of I-485 interchange in Mecklenburg County—no change in schedule—right-of-way acquisition in progress, with construction to start in 2007.
5. US 601 widening between the proposed US 74 Monroe Bypass and the current US 74 highway—right-of-way acquisition scheduled for FY 11, and construction projected to start in 2013 (previously 2008).
6. Martin Luther King Jr. Boulevard (Dickerson Road Extension) in Monroe—portion from SR 1162 (Goldmine Road) to SR 1009 (Charlotte Avenue) has been constructed with city and county funds, section between Lancaster Avenue and NC 75 is scheduled as follows—right-of-way in FY 07, and construction to start in FY 09.
7. Charles Street (SR 2188) widening in Monroe—planning in progress for construction to start in 2010 between Sunset Drive and Franklin Street (no change in schedule from 2005).
8. Stallings Road widening to five lanes from US 74 to Old Charlotte Highway—planning is in progress, with construction scheduled to start in 2011 (no change from 2005).
9. Indian Trail Road widening to four lanes from US 74 to Monroe Road—project is as previously scheduled, with planning in progress and right-of-way acquisition scheduled for 2011.
10. Idlewild Road—widening from I-485 to Stevens Mill Road. Right-of-way and start of construction now scheduled for 2012 (has been moved onto the TIP; was an unfunded project in 2005).
11. Rea Road Extension—multi-lanes on new location NC 16 to NC 84. Right-of-way acquisition now scheduled for FY 11, and construction to start in FY 13 (not scheduled in 2005).

Other highway improvement projects listed in the TIP that are not funded include:

- US 74 East—the existing highway is to be upgraded to freeway standards eastward from the planned junction with the Bypass, to include a bypass of Wadesboro.
- NC 16 (Providence Road)—widening to four lanes from Rea Road to NC 75 in Waxhaw.
- Charlotte Avenue, in Monroe—widening from the CSX railroad overpass to Concord Avenue
- Secrest Avenue Extension—multi-lanes on new alignment from Walkup Avenue to Olive Branch Road with interchange at proposed Monroe Bypass.

- Monroe Northern Loop, US 74 to Walkup Avenue at Bivens Road—two lanes on four lane right-of-way. New project added to the 2007-13 TIP.

Several feasibility studies in progress are also included in the TIP:

- NC 84—widening to multi-lanes from NC 16 to SR 1349 (Airport Road).
- Idlewild Road—upgrade existing roadway from Fairview Road-Indian Trail Road to I-485.
- Airport Road—upgrade roadway, some on new location, from NC 84 to SR 1162 (Goldmine Road).

Two projects that were included in the TIP at the time of the 2005 study were not included at the time of the 2006 study:

- Weddington-McKee Road connection to I-485—planned for 2008 or 2009.
- John Street/Old Monroe Road (SR 1009)—widening from Trade Street in Charlotte to Wesley Chapel-Stouts Road in Stallings.

There has been continued discussion about seeking approval to construct the US 74 Bypass as a toll facility, as that method of funding would likely expedite construction of the western portion of that highway improvement.

Neither commercial passenger air service nor passenger rail service is currently provided in Union County. Greyhound Bus Lines operates service through the county, with a scheduled stop in Monroe. Commercial passenger air service is available at Charlotte-Douglas International Airport west of Charlotte.

Plans remain in place for the Monroe Airport expansion to serve as a reliever airport for Charlotte-Douglas International Airport. The expansion will require realignment of Goldmine Road to accommodate a future runway extension.

Approximately 4,000 feet of the Marvin loop, an eight-foot wide bicycle-pedestrian path, will be constructed by the spring of 2007. This path will provide a dedicated facility that will enable some residents to walk or bicycle to Marvin Elementary School.

Commuting Patterns

There was no new data available on commuting patterns since the 2005 land use study was conducted.

WATER/SEWER

Union County and the City of Monroe operate water and wastewater systems. Union County Public Works, with assistance from engineering consultants, developed water and sewer master plans that were approved by the County Board of Commissioners on August 28, 2006.

As a result of the rapid residential development in Union County, and the need to construct additional facilities to increase water supply and sewer treatment capacity, the Union County

Public Works Department was not issuing sewer letters at the time of the interviews in October 2006. Those letters, which allow a connection to the sewer system, are required before a newly constructed residence can receive its final inspection approval and be occupied. Sewer letters were not being issued for the area served by the Twelve Mile Creek wastewater treatment plant.

This condition, which started with a directive from the County Commissioners in June 2005, will remain in effect until construction has started on the expansion of the Twelve Mile Creek wastewater treatment plant, anticipated to occur in February 2007. This expansion will increase the plant's capacity from 2.5 MGD to 6 MGD, with an ultimate projected capacity of 15 million gallons per day (MGD).

Also, for most of the period since the previous land use study, the County Public Works Department was not issuing letters of water availability, required to obtain development approval, until a 42-inch water supply line was completed in the summer of 2006. This main was installed to increase water pressure, not water supply. There were no plans to extend water supply mains at the time of the interviews.

Local government staff stated that the water/sewer moratoria do not appear to have had a significant impact on either the scale or pace of development, as many subdivisions had been approved prior to enactment of the moratoria. Public Works staff said that there are no near-term water supply issues, that there is adequate water supply to meet the needs of development for many years. Some sewer permits may be issued as zero flow permits, which allow construction of a housing unit, but require waiting to tie in to the sewer system until after the moratorium has ended and a Certificate of Occupancy has been issued.

Water

There are three **Union County** water service areas—West, East, and South. The majority of the utility's customers are located in the West area, which includes the entire Twelve Mile Creek drainage basin to the South Carolina border, and the north and south forks of the Crooked Creek drainage basin to the confluence at Lawyers Road.

The West service area is supplied by the water treatment plant that Union County shares with Lancaster County, South Carolina with a capacity of 36 MGD, of which Union County's share is 18 MGD. This capacity is estimated to be sufficient until 2010-2011, based on past construction of 2,200 to 2,500 housing units per year in the service area.

The East service area is generally delineated as the area east of US 601 to the Anson County line and south of the Rocky River to the Chesterfield County, South Carolina line. The East service area is primarily rural, but includes Wingate, Marshville, and the eastern portion of Unionville. The majority of water in this service area is purchased from Anson County. The Town of Marshville has a separate supply from Anson County for its own distribution system. While current demand averages 1 MGD, this area has a high potential for an increase in demand after the US 74 Bypass is completed. The County has planned for construction of a new water intake from the Yadkin River and a new water treatment plant to meet this additional demand. This new plant would not be operational until the year 2015. This water supply will minimize interbasin transfer of water by taking water from, and returning treated wastewater to the Yadkin

River basin, instead of taking water from the Catawba River and releasing treated effluent to the Yadkin River basin.

The South service area is delineated as the area south of Old Waxhaw-Monroe Road and Doster Road to the South Carolina border, and west of US 601 south to the South Carolina border. This area is rural in nature, and limited water service started to portions of this area in 1998.

Monroe still has excess water and sewer capacity and wants to serve new development.

Union County and Monroe approved a long-range Water and Wastewater Agreement under which Monroe will provide wastewater treatment services to Union County and Union County will provide water to Monroe. Union County will supply 2 MGD of water to Monroe starting in 2014.

Sewer

Union County owns and operates a wastewater utility system that serves portions of Fairview, Hemby Bridge, Indian Trail, Lake Park, Marshville, Marvin, Mineral Springs, Stallings, Unionville, Waxhaw, Weddington, Wesley Chapel, and Wingate as well as parts of the unincorporated county. The six wastewater treatment facilities provide a total permitted treatment capacity of approximately 4.9 MGD. In addition to County facilities, approximately 5.0 MGD of treatment capacity is contracted through the City of Monroe (2.65 MGD) and Charlotte-Mecklenburg Utilities (up to 3.0 MGD).

The Twelve Mile Creek facility is the major wastewater treatment plant, with a permitted discharge of 2.5 MGD. A 28-month project began in February 2006 to expand this wastewater treatment plant from 2.5 MGD to 6 MGD. This treatment plant serves the largest area in the county, including Waxhaw as well as portions of Indian Trail, Stallings, Wesley Chapel, and Weddington. Unfortunately, this facility has been operating at over 80 percent of its capacity (2005 average daily flow of 2.15 MGD), resulting in the need to expand the facility. Until construction of the expansion starts (planned for February 2007), this capacity limit has resulted in the inability to issue sewer letters for additional development in the area served by the plant.

A Union County Utilities representative stated that this capacity expansion will accommodate only new residential units in subdivisions that had already been approved, and that it will not accommodate any additional subdivision development. A further expansion, from 6 MGD to 9 MGD, planned for construction in five years will be required to accommodate additional residential development in the Twelve Mile Creek basin.

The Crooked Creek facility serves portions of Indian Trail and Stallings to the north of US 74, and is the second largest wastewater treatment plant in the county, with a permitted discharge of 1.9 MGD. While the average daily flow in 2005 was only 60 percent of the permitted flow (1.13 MGD), there are significant inflow and infiltration problems with the mains leading to this facility, resulting in peak daily flows during wet weather events of over 4 MGD. Up to 1 MGD of wastewater can be pumped to the Twelve Mile Creek basin for treatment; however the capacity problems with that treatment plant minimize the effectiveness of this mitigation strategy and limit the issuance of sewer letters in the area served by this facility, as well. *A utility*

representative stated that sewer letters will be limited to new commercial development and new residential units only in approved subdivisions in this basin.

The East Union County wastewater system serves the towns of Wingate and Marshville, the US 74 corridor east of Monroe, and the Wampler-Longacre, Inc. poultry processing plant. Wastewater is conveyed to the City of Monroe wastewater treatment plant, where an inter-local agreement provides for 2.65 MGD of treatment capacity. There is ample surplus capacity in this wastewater system, as average daily flow in 2005 was only 1.71 MGD.

The Six Mile Creek wastewater system includes portions of Marvin and Weddington, abutting Mecklenburg County. This system discharges to Charlotte-Mecklenburg Utilities' Six Mile Creek Interceptor. Union County has a current flow allocation of 1 MGD with the option to increase flow to 3.0 MGD.

The county plans to construct a new North Union County wastewater treatment plant by 2012, with a projected initial capacity of 6 MGD. This plant will serve the area of Union County north of Monroe, Wingate, and Marshville, and northeast of Stallings and Indian Trail, and relieve some of the demand on the Crooked Creek wastewater treatment facility. *However, a utility representative stated that a site had not been selected for this facility, neither had the permit process been started.*

Monroe operates a wastewater treatment plant with a capacity of 10.4 MGD, with 2.5 MGD of surplus capacity. The capacity had been increased by 1.4 MGD in 2005, to accommodate wastewater from Marshville and Wingate, which is treated at the Monroe plant. An increase in line capacity is now needed to better accommodate those flows, but it will require two years to put the larger line in place.

Marshville executed an agreement to send 0.2 MGD of wastewater to Anson County for treatment and disposal.

ANTICIPATED RESIDENTIAL DEVELOPMENT

This section summarizes current and potential residential subdivision development activity that was mentioned in interviews. Information is presented first for the unincorporated county, and then for each municipality that conducts its own development approval process. Note that the comprehensive table listing residential development was compiled from tabular information provided by the various municipalities, and includes some subdivisions that are not described in the text. The table also incorporates information from observations of development that were compiled as part of the "windshield survey" of residential development in the county. The text describes only subdivisions that were discussed by local planning staff and/or local elected officials.

Unincorporated Union County

The information item of most interest from **Union County** planners was that no applications for *new* subdivisions had been received during the 14 months preceding the interview

(coincidentally, the period of time since the previous land use study interviews were conducted) since a moratorium on new major subdivisions started on August 15, 2005. Even though the moratorium ended on October 3, 2006, no subdivision applications had been submitted in the three weeks between that date and the interview for this study. That was deemed to be a result of the moratorium on issuing new letters of sewer availability that started in June 2005, and was in effect through the 2006 interview dates. Refer to the “Water/Sewer” section of this report for additional information on that moratorium. County planners believed that a slowdown in development was likely to occur as a result of the current lack of wastewater treatment capacity.

An Adequate Public Facilities Ordinance (APFO) was enacted on October 2, 2006 for the unincorporated area of Union County as well as Hemby Bridge and Lake Park. The APFO establishes standards for the timing and phasing of new development based on the carrying capacity of public facilities, and ensures that adequate public facilities needed to support new development are available concurrently with the impacts of that development or within a reasonable period of time. In addition, the ordinance encourages development in areas where public services are available and underutilized. County Planners were uncertain as to the continuation of the APFO into the future, given a change in the composition of the County Commissioners as a result of the 2006 elections.

While no *new* subdivisions were approved in the unincorporated area of Union County since August 2005, a total of 1,218 lots were approved in subdivisions that had been created prior to that date. That includes 388 lots approved between August and December 2005 and 890 lots approved through September 1, 2006.

Changes that occurred to residential developments between the August 2005 and the October 2006 land use study interviews, as described by **Union County** planning staff include:

- Belshire: 57 lots, on Waxhaw-Indian Trail Road. Construction had not yet started.
- Bickett Ridge: on Lawyers Road east of Unionville, with 95 lots. Ron Rushing is the developer. Approximately ten homes had been constructed at the time of the 2005 interview; no updated information was available.
- Briarcrest: located on Billy Howey Road; 225 total lots, of which 130 lots had received final approval. The driving tour revealed that 17 houses had been completed and were occupied, 4 houses were completed and ready for occupancy, and 17 houses were under construction (houses to be priced from the high \$200,000s).
- Chimneys at Marvin: on Waxhaw-Marvin Road; 283 total lots of which 201 had received final approval. The “windshield survey” revealed no houses occupied, 5 houses completed and ready for occupancy, and 5 houses under construction.
- Cornerstone (formerly Cascades): 109 lots on Rogers Road, by Mercedes Homes; all lots recorded. Information from the driving tour showed 40 houses occupied, 4 houses completed and for sale, and 8 houses under construction. This subdivision is partially in Union County, and partially in Indian Trail; see also the *Indian Trail* section.
- Crane Valley Phase 2: located on Crane Road; all 38 lots had received final approval.
- Crooked Creek Estates: located on Sardis Church Road; 140 total lots of which 89 had received final approval. Approximately 25 houses were said to be occupied.
- Demere: 117-lot subdivision at Billy Howey Road and New Town Road; the original 113 lots had received final approval, and four lots had been added to the subdivision.

This subdivision was said to be approximately 50 percent occupied, which was confirmed by the “windshield survey” findings of 57 houses occupied, 4 completed and ready for occupancy, and 10 houses under construction.

- Ezzell Hill: by William Nolan; 55 lots, located at New Town Road and Marvin School Road. No lots had been recorded. The “windshield survey” revealed site grading had begun.
- Hollister: a 205-lot subdivision in the Lester Davis Road/NC 16/Deal Road area, by Shea Homes, of which 101 lots had been recorded. Several houses had been constructed near the entrance from Lester Davis Road; however, the entrance from NC 84 had not yet opened. The “windshield survey” revealed 3 houses occupied, 7 completed and ready for occupancy, and 6 under construction.
- Hunter Oaks: located on Rea Road, has been completely recorded. This subdivision was said to be nearly completed, with construction still in progress on the final section.
- Longview: in the Marvin area, will contain approximately 430 total lots, of which 199 lots had been recorded.
- Potter Road (unnamed subdivision on Robert S. Carter property): 206 lots; still undeveloped.
- Prestwick: by Homelife Communities, located on Fincher Road; 101 lots, of which 93 had been recorded. The “windshield survey” showed 30 houses occupied, 8 completed and ready for occupancy, and 9 under construction.
- Providence Downs South: 62 lots had been recorded, plus Fincher Valley (all 91 lots recorded) and Maggie Valley (all 73 lots recorded), on Waxhaw-Marvin Road. The “windshield survey” showed considerable construction activity in these sub divisions, with 12 houses in McGee Valley, and 30 houses in Fincher Valley under construction.
- Providence Glen: by Centex Homes, on NC 16, with 71 lots was completely recorded.
- Rose Hill: 47 lots, on Tilley Morris Road, was completely recorded.
- St. John’s Forest: on NC 84; 619 total lots, of which 353 had been recorded. The driving tour revealed the following—approximately 29 houses under construction in The Glen, and 9 houses under construction in The Woods.
- Shannon Vista: by Centex Homes; 183 total lots, of which 30 had been recorded.
- Starnes Crossing: 318 lots, located on NC 75 west of Monroe. No lots had been recorded, and no construction was evidenced from the “windshield survey.”
- Stonebridge: on Doster Road; 587 total lots, of which 107 had been recorded. The driving tour revealed 1 house occupied, 15 houses completed and ready for occupancy, and 13 houses under construction.
- Tuscany: by the Mathisen Co., on Billy Howey Road; 377 lots, of which 37 had been recorded. The driving tour revealed 3 houses occupied, 3 houses completed and ready for occupancy, and no houses under construction.
- Villages of Wesley Chapel: by Landcraft Properties, on Airport Road; 232 total lots (formerly 256), of which 212 lots had been recorded. The driving tour revealed 160 houses occupied, 14 houses completed and ready for occupancy, and 9 houses under construction.
- Waxhaw Ridge: on Helms Road, of which the 15 lots in the county had been recorded; however, the remaining 70 lots were said to be under the jurisdiction of, and had been recorded by Waxhaw.

- Wensley Park: by Cindy Hahn, on Airport Road; 44 lots. The driving tour revealed 39 houses occupied, none completed and ready for occupancy, and 3 houses under construction.
- Weddington Trace: on New Town Road at Broome’s Old Mill Road; 239 total lots, of which 87 had been recorded. The “windshield survey” found 15 houses occupied, 3 houses completed and ready for occupancy, and 9 houses under construction.
- Wesley Oaks: by Centex Homes, on Billy Howey Road, in the Wesley Chapel area, with a total of 441 lots, of which 414 had been recorded. 330 lots (324 recorded) in the main parcel, 65 lots (44 recorded) in a parcel across Billy Howey Road (Estates at Wesley Oaks) and 46 lots (all recorded) in a parcel across a creek (The Glen at Wesley Oaks). The driving tour revealed many houses occupied (too numerous to count), 7 houses completed and ready for occupancy, and houses under construction in the Spring Creek and Ridgewood sections (priced from the mid-\$300,000s), 3 houses under construction in the Essex section, and 16 houses occupied, 3 completed and ready for occupancy, and 8 houses under construction in The Glen section. The driving tour also found 51 houses occupied, 5 houses completed and ready for occupancy, and 8 houses under construction in the Estates section.

In addition to these subdivisions on which planners commented, information from the “windshield survey” is provided in Table 3 for the following subdivisions that are being developed in the unincorporated area of the county:

- Briarwood (sometimes referred to as Briarcrest North)
- Chatelaine
- Grayson
- Skyecroft
- The Reserve
- Twelve Oaks (unnamed in 2005)
- Wesley Chase

Table 3 provides summary information on annual totals of residential permits issued for the 2002-2006 period for the unincorporated area of the county and the various municipalities that have building permit approval authority. Note that the completeness of information varies, as there was a lack of uniformity to the information provided by the various jurisdictions. Information is as complete as possible; however, due to differences in information systems among local jurisdictions, not all information is available for each listing.

Table 3: Updated Summary of Residential Subdivisions in Union County, October 2006

- Notes: 1) Subdivision names in *italics* denote subdivisions described for the first time in the October 2006 interviews.
 2) N.A. means not applicable, i.e., new subdivision or completed subdivision.
 3) "Drive" means information gathered from windshield survey drives.
 4) U. C. means under construction.

Unincorporated Union County

Subdivision Name	Developer	Location	No. Lots	% Complete May 2004	% Complete August 2005	%Complete October 2006	Sales Price
First Reported 2002							
Blackstone, Ph. 3 Note: initially developed in County, and then annexed by Wesley Chapel	Shea Homes	NC 84	16 (2003) 5 (2004)		All plats recorded Drive—5 U.C.; many undeveloped lots available	100% Built out Drive—2 ready for sale, 3 U.C.	\$300,000+
Brandon Oaks, Phases 6 & 7 Phases 8 & 9 Note: Initially developed in County and then annexed by Indian Trail	Pace/Dowd	Brandon Oaks Pkwy.	Phases 6 & 7: 150 Phases 8 & 9: ~300		Built out. Approved by County	N.A.	--
Callonwood South (see also Indian Trail)	Tom Scott	Chestnut Lane	67 (11/2/04)			?	--
Chatelaine	RR Development	Twelve Mile Creek Road	80	0%	All plats recorded Drive—0 occupied, 2 for sale, 9 U.C.	Drive—23 occupied; 5 ready; 14 U.C.	--
Crane Valley, Ph. 1	Bill Nolan/Mel Graham	Newtown / Crane Roads	38 (2003) 3 (2004)		Completed	N.A.	--
Crane Valley, Ph. 2 Phase 3	Graham Enterprises Bill Nolan	Newtown / Crane Roads	36 23 (1/4/05)	0%	Seeking final approval for Phase II with 38 lots	Phase II received final approval.	--

Subdivision Name	Developer	Location	No. Lots	% Complete May 2004	% Complete August 2005	% Complete October 2006	Sales Price
Demere	Lennar	Billy Howey Road/New Town Road	113 total 58 (11/8/04) 117 total as of 2006	N.A.	59 lots have final approval; remainder not yet platted. Drive—5 occupied, 2 for sale, 25 U.C.	113 lots recorded; 2-year estimated buildout. Drive—58 occupied, 4 ready for sale, 10 U.C.	\$260,000+
Heathwood	Doug Frick	NC 75	61 total 19 (5/23/05)	70%		?	\$250,000- \$400,000
Hidden Meadows	Vann Love	Lathan Road	39		All plats recorded	?	--
Hollister	Shea Homes	Lester Davis Drive/ NC 16/Deal Road	205	0%	No plats yet recorded; getting ready to start.	101 lots recorded. Drive—3 occupied, 7 ready for sale, 6 U.C.	\$300s-\$600s
Hunter Oaks, Ph. 10	Pace/Dowd	Rea Road	122 total 44 (12/2/04)		All plats recorded (check construction status)	All lots recorded; nearly built out.	\$190,000- \$300,000+
Lathan's Pond	Vann Love	Lathan Road	15		All plats recorded	N.A.	--
Longview, Phases 4A & 4B	Mel Graham	Tom Short Road	~430 total 52 (2003) 35 (2004) 48 (7/6/04)		Phase I 60-70% built; Phases 3 and 5 not yet platted; ~1/2 of total lots not yet recorded	199 lots recorded. Phases 1, 2, 4=218 recorded; Phase 3=23; Phase 5=5 preliminary, no final approvals.	\$1 million + for houses \$400,000 lots
Marsh Field	Cody Helms	Helms Short Cut Road	10		All plats recorded	N.A.	--
New Towne Village, Phase 2	Centex Homes	New Town Road	75		Built out	N.A.	\$170,000+
Oldstone Forest, Phase 2	Arrowhead Development	Waxhaw Parkway	41		All plats recorded	?	--

Subdivision Name	Developer	Location	No. Lots	% Complete May 2004	% Complete August 2005	% Complete October 2006	Sales Price
Providence Downs	Hampshire Homes/ Bill Nolan	Crane Road / Marvin- Weddington Road	181	50%	Building out quickly	Built out.	--
Providence Downs South Fincher Valley Fincher Valley 2 McGee Valley	Marvin Waxhaw Assoc.	Waxhaw-Marvin Road	91 73		Ready to record plats for last half of this development Drive—Fincher Valley---~25-30 occupied, ~25 U.C.; McGee Valley---~4 occupied, ~4 for sale, ~25 U.C.	62 lots recorded in Providence Downs South; all lots in Fincher Valley and McGee Valley recorded. Drive—20 occupied, 5 ready for sale, 42 U.C. (12 in south tract, 30 in north tract)	--
Providence Glen, Ph. 1	Centex Homes	NC 16	71		All plats recorded	Built out	\$290,000- \$370,000s
Shiloh Trace, Phase 1	Robert Wright / Shiloh Development	Wesley Chapel- Stouts Road	46 (2003) 35 (2004) 67 (8/9/04) 32 (5/12/05)		All plats recorded Drive— ~27 U.C.	Built out 1 U.C.	\$160,000+
St. Johns Forest, Phase 1 Phase 2; 51 lots Phase 3; 105 lots	Terry Knotts Knotts Development Knotts Development	NC 84	619 total: 110 (2003) 12 (2004) 73 (10/11/04)		~50% of total completed—Phase I (195 lots) platted; ~1/2 of Phase 3 (105 lots) recorded; preliminary approval Phase II. Drive— ~40 U.C.	353 lots recorded. Drive—The Glen: 4 ready for sale, 29 U.C. The Woods: 13 ready for sale, 9 U.C.	The Glen: \$140s-\$170s The Woods: \$170s-\$210s
Stone Crest	Cody Helms	Pine Oak Road	30		All plats recorded	?	--
The Reserve, Phases 1, 2, & 4	Centex Homes	Newtown / Crane Roads	161 (2003) 87 (2004) 74 (5/25/04)		All plats recorded Drive—3 for sale, 15+ U.C.	Built out	\$260,000- \$400,000+
Therrell Farms	Therrell Farms, LLC	NC 16	36	10%	All plats recorded	?	--

Subdivision Name	Developer	Location	No. Lots	% Complete May 2004	% Complete August 2005	% Complete October 2006	Sales Price
Victoria Lake	Performance Development	NC 16	33			?	--
Villages of Wesley Chapel	Landcraft Properties	Airport Road	232 total (previously, 256 total) (Listed at 102 in 2004) 38 (11/23/04) 31 (5/20/05)	Construction starting	171 lots have received final plat approval. Drive—8 U. C.; 5 sold	212 lots recorded. In final phase. Drive—160 occupied, 14 ready for sale, 9 U.C.	From \$150s
Waxhaw Ridge (Listed in Waxhaw in 2004)	Isaac Grossman	Helms Road	85 15 in County; rest in Waxhaw	0%		15 lots recorded. Built out in County.	\$120,000- \$200,000
Weddington Chase, Ph. 2	John Wieland	NC 16 / Newtown Rd.	207 total: 77 (2003) 24 (2004) 54 (8/24/04)		All plats recorded	?	\$400,000- \$800,000s
Wensley Park	Cindy Hahn	Airport Road	44		All plats recorded Drive—3 U.C.	Drive—39 occupied, 3 U.C.	From low \$100s
Willow Creek	Willow Group	NC 16	83		All plats recorded	?	\$220,000s +
Woodhall	Keith Bell	Waxhaw-Marvin / Crane Roads	67		All plats recorded	?	--
First Reported 2004							
Cane Pointe, Ph. 3	Primestar Properties	Nesbit Road	7		All plats recorded	N.A.	--
Grayson	D & D Properties	Rogers Road	105		All plats recorded (Drive—0 occupied, 5 for sale, 2 U.C.; Phase II to open Dec. 2006—roads in and stubbed out,)	Drive—9 occupied; 0 ready; 4 U.C. Phase II roads in but no construction	From \$160s

Subdivision Name	Developer	Location	No. Lots	% Complete May 2004	% Complete August 2005	% Complete October 2006	Sales Price
Lake Park Garden District, Ph. 2	Mathisen Company	Sages Avenue	39		All plats recorded	?	--
Locklyn			15	90%		N.A.	\$250,000- \$300,000
Rose Hill	Mathisen Company	Tilley Morris Road	47		All plats recorded	?	--
Shannon Vista	Centex Homes	Shannon Road	181	0	No one was said to be interested in completing this subdivision, as it has difficult, sloping terrain.	30 lots recorded.	--
Skyecroft	Graham Investments	Twelve Mile Creek Road	207 (8/26/04)	N.A.	N.A.	Drive—20 occupied; 5 ready; 26 U.C.	--
First Reported 2005							
Belshire	McInnis Construction	Blanchard Circle, off Waxhaw-Indian Trail Road	57		Drive—ground not yet broken	Development not yet started. Drive—no visible sign of construction	--
Bickett Ridge	Ron R. Rushing	Lawyers Road	95 total 65 (6/3/05) by Union County	N.A.	10 constructed; anticipate 20 per year	?	\$225,000- \$275,000
Briarcrest	McCar Homes	Billy Howey Road	225 total 37 (6/15/05)	N.A.	First houses (3) under construction	130 lots have final approval. Drive—17 occupied; 4 ready for sale; 17 U.C.	From high \$200s
<i>Cornerstone</i> (renamed 2006, formerly Cascades)	Mercedes Homes	Rogers Road	71 (7/20/2004) 109 (2006)		Drive—25-30 occupied, ~15 for sale, ~15 U.C.	All lots recorded. Drive—40 occupied; 4 ready; 8 U.C.; 19 undeveloped lots	From \$180s

Subdivision Name	Developer	Location	No. Lots	% Complete May 2004	% Complete August 2005	% Complete October 2006	Sales Price
Chimneys at Marvin	Waxhaw Development Group	Waxhaw-Marvin Road	283 total Phases 1 and 2=122 Phase 2a=133	N.A.	Putting in infrastructure; lots not yet platted	201 lots have final approval. Drive—0 occupied, 5 ready for sale, 5 U.C.	\$390s-\$500s
Crooked Creek Estates	Sardis Properties/ Yates Mill, LLC	Sardis Church Road	140 total 89 (6/22/05)			89 lots have final approval; 1 phase remaining. ~25 occupied	--
Ezzell Hill	William Nolan	New Town Road / Marvin School Road	55		No sign of development	Not recorded. Clearing and grading started; no infrastructure.	N.A.
Oak Crest			225	N.A.		?	--
Potter Road (Robert S. Carter)		Potter Road	206	N.A.	At August 2005 Planning Board Drive—nothing visible	Undeveloped. Drive—no visible sign of construction.	N.A.
Prestwick	Homelife Communities / Dan Moser	Fincher Road, off Waxhaw-Indian Trail Rd.	101	N.A.	Drive—roads in, utilities stubbed out	93 lots recorded. Drive—30 occupied; 8 ready for sale; 9 U.C.	\$190,000+
Starnes Crossing	Meadows at Union County	NC 75	318	N.A.	No grading or construction yet started	No lots recorded. Drive—no visible sign of construction	N.A.
Stonebridge	U.S. Land, Steven Rosenberg	Doster Road	587	N.A.	No lots yet recorded.	107 lots recorded. Drive—1 occupied, 15 ready for sale, 13 U.C.	From \$200s
Tuscany	The Mathisen Co.	Billy Howey Road	377	N.A.	Drive—clearing site	37 lots recorded. Drive—3 occupied; 3 ready	Low \$300s-\$500s

Subdivision Name	Developer	Location	No. Lots	% Complete May 2004	% Complete August 2005	% Complete October 2006	Sales Price
Weddington Trace	R. D. Harrell Co.	New Town Road at Broom's Old Mill Road	239	0	First 4 lots approved	87 lots recorded. Drive—15 occupied; 3 ready; 9 U.C.	--
Wesley Oaks— including The Glen at Wesley Oaks Estates at Wesley Oaks	Centex Homes	Billy Howey Road / Chambwood Road	414 total Approvals May 2004- July 2005: Wesley Oaks—324; The Glen— 46; Estates—65	In process of final approval	All plats recorded. Drive—Wesley Oaks: 13 U.C. in Spring Creek & Ridgewood 40 U.C. in Essex; Estates: 3 occupied; 14 U.C.	Wesley Oaks-- 324 lots recorded; The Glen—46 lots recorded; Estates—44 lots recorded. Drive—Spring Creek & Ridgewood: 7 ready; 42 U.C. The Glen: 16 occupied; 3 ready; 8 U.C. Estates: 51 occupied; 5 ready; 8 U.C.	Essex— \$170,000- \$225,000 Spring Creek + Ridgewood —From mid \$300s The Glen: From \$400s Estates: From \$400s
First Reported 2006							
<i>Anniston Grove</i>	Performance Development Co	Hudson Church Road	86	0	0	Drive—5 U.C.	
<i>Twelve Oaks</i>		Chambwood and New Town Roads	22	N.A.	N.A.	Drive—roads in, site grading in progress	From \$600s
<i>Briarwood (also known as <u>Briarcrest North</u>)</i>		Billy Howey Road, north of Tuscany	57	N.A.	N.A.	Roads and utilities in, but no houses	From high \$200s
<i>Wesley Chase</i>			0	0	0	Roads and utilities in, but no houses	

Indian Trail

Subdivision Name	Developer	Location	No. Lots	% Complete May 2004	% Complete August 2005	% Complete October 2006	Sales Price
Annandale			183	0	0% Site grading/ infrastructure construction	3% (5 occupied) 3-5 years to buildout	N.A.
Arbor Glenn	Provident Dev. Corp.	Secrest Short Cut	282	80%	91% (257 units)	100% Built out.	\$150,000
Bent Creek			265		94% (248 units)	100% Built out.	\$150,000
Bonterra	R. D. Harrell Company	Poplin Road	1,395	25%	11% (154 units)	19% (269 units—Indian Trail; 300 units— Don) 8 years to buildout	\$232,000
Brandon Oaks Note: See also County	Pace/Dowd Properties	Brandon Oaks Parkway	1,000 1,055 (2006)	80%	42% (422 units)	48% (503 units)	\$160,000
<i>Fieldstone Farm</i> (formerly named Broadway CUD and Broadway Farms)	Centex Homes	Rocky River / Poplin Roads	504	N.A.	0% Received letter of sewer availability	0% House construction to start in early 2007	--
Brookhaven		Ainsdale Drive / Arundale Lane	565 530 (2006)	25%	36% (202 units)	67% (356 units) Progressing quickly; estimated ~2-year buildout	\$485,000
Brook Valley	Westport Homes	Wesley Chapel- Stouts Rd.	229	25%	47% (108 units)	85% (195 units)	\$195,000
Callonwood South (partial—see also County)	Parker & Orleans		80	0%	26% (21 units)	73% (58 units) Progressing quickly	N. A.
Chandler Forest			54	0%	20% (11 units)	81% (44 units)	\$240,000

Subdivision Name	Developer	Location	No. Lots	% Complete May 2004	% Complete August 2005	% Complete October 2006	Sales Price
<i>Chestnut Place</i> (formerly Chestnut Oaks II) (See also Stallings)		Potters Road	31	0%	0% in Indian Trail	0%	N. A.
Colton Ridge	Dean Harrell	Pioneer Lane / Waxhaw-Indian Trail Road	251 250 (2006)	75%	86% (215 units)	98% (246 units)	\$190,000
Cornerstone	Mercedes Homes	Rogers Road	296	80-95%	73% (216 units)	100% Built out.	\$191,000
Crismark	Ty-Par Realty	Stevens Mill Road / Mill Grove Road	950	25%	20% (186)	37% (356 units) Estimated 3-5 year buildout	\$130,000- \$300,000
Downtown Village		Downtown Indian Trail	608 units	0%	Will break ground in 2 yrs	0% May break ground by end of 2007.	N.A.
Green Meadows			157	90%	47% (74 units)	47% (74 units) Developing slowly, only 2-3 per year.	\$100,000
Hemby Commons	Love Construction	Indian Trail-Fairview Road	110	90%	91% (100 units)	100% Built out.	\$150,000
Holly Park	Ryan Homes	Rogers / Wesley Chapel Roads	340 (2002) 380 (2005) 340 (2006)	50%	79% (268 units)	97% (331 units)	\$160,000
Laurel Creek			85	0%	9% (8 units)	26% (22 units)	\$125,000
Meridian Apartments			252 units	90%	90%	100% Completed.	N. A.
Meriwether	Mulvaney Homes	Rogers Road	400	80%	84% (337 units)	100% Built out.	\$110,000- \$140,000
Oakstone	Brookwood Homes	Haywood Road	126 total 78 single family; 48 townhomes	25%	28% (35 units)	67% (85 units) Progressing quickly	\$125,000

Subdivision Name	Developer	Location	No. Lots	% Complete May 2004	% Complete August 2005	% Complete October 2006	Sales Price
<i>The Village at Sun Valley</i> (formerly named Pond Side, and originally referred to as Schreiner, unnamed)		New Town Road	101 (Listed as 239 in 2004)	0%	0% Site grading	23% (23 units) Progressing quickly	N. A.
Satterfield		Blanchard Circle, off Waxhaw-I.T. Rd.	38	N.A.	N.A.	26% (10 units) Progressing quickly Drive—8 occupied; 1 ready; 3 U.C.	N.A.
Sheridan (formerly Ph. 3 & 4, Taylor Glen)		Wesley Chapel-Stouts Road.	237	N.A.	N.A.	0% Drive—4 U.C.	
Smith (unnamed)			13	0%		?	N. A.
Stoney Creek	AJM Development	Old Charlotte Highway	37	75%	84% (31 units)	97% (36 units)	\$235,000
Summer Creste			16	0%	0% Drive—2 houses completed; 2 U.C.	81% (13 units) Nearly built out Drive—12 occupied; 2 ready; 2 U.C.	N.A.
Taylor Glenn (included Phases 3 & 4 through 2005, now Sheridan; now Phases 1 & 2 only)	R. D. Harrell	Wesley Chapel-Stouts Rd.	796 total 453 approved; 237 lots now in Sheridan	50%	43% (196 units) Phase 3 & 4=grading	61% (278 units) Sheridan sold to new builder.	\$185,000 2006— \$180s-\$300s
The Summit at Taylor Glenn			58	0%	0% Site grading	45% (26 units) Progressing quickly	N.A.

Subdivision Name	Developer	Location	No. Lots	% Complete May 2004	% Complete August 2005	% Complete October 2006	Sales Price
Wadsworth		Waxhaw-Indian Trail Road	41		0% Houses under construction	22% (9 units) Drive—10 occupied; 1 ready; 8 U.C.	From \$300s
Williams Property			608 condo / apartment	N.A.	Approved 2/2005	?	--
Wincrest	Love Homes	Rogers Road	115	60%	67% (77 units)	94% (108 units)	\$140,000

Marshville

Subdivision Name	Developer	Location	No. Lots	% Complete May 2004	% Complete August 2005	% Complete October 2006	Sales Price
Unnamed			17	75%			--
Typical year for town			~9				N.A.

Marvin

Subdivision Name	Developer	Location	No. Lots	% Complete May 2004	% Complete August 2005	% Complete October 2006	Sales Price
Ezzell Valley		Marvin School Road / New Town Road	~90 likely	0%	0%		N.A.
Innisbrook at Firethorne		Marvin Road	40	0% 2-3 year build-out		85% in North Carolina portion	\$500,000 +
Marvin Creek	Toll Brothers	Rea Road/Joe Kerr Road/Marvin School Road	308 (2004) 318 (2005) 370 (2006)	0%	Drive—2 occupied, 34 U.C.	Phase 3=59 lots recorded 11/06 Drive—8 ready; 55 U.C.	--
Wyndham Hall Plantation (AKA Bridle Path Estates)	John Poore Builders	Marvin-Weddington Road	40 (2002) 38 (2004)	100% 0%		40 lots U.C.	\$500,000+
<i>Woodcliff</i>		Marvin Road	10	N.A.	N.A.	0%	
<i>Unknown</i>		Marvin School Road	84 or 115 Depends on court ruling on which standards will apply.	N.A.	N.A.	0%	

Mineral Springs

Subdivision Name	Developer	Location	No. Lots	% Complete May 2004	% Complete August 2005	% Complete October 2006	Sales Price
Brantley Oaks, Ph. 2	Sunbelt Financial	Pleasant Grove Road	29	0%	50% (15)	~55% (16 or 17)	\$350,000+
Charlton Oaks			~40	Nearly built out	Nearly built out		
Copper Run (renamed in 2006— formerly Farmington)	First Colony Land Development	Near Brantley Oaks	137 120 (2006)	N.A.	Stalled until at least June 2006 due to moratorium	At preliminary plat approval stage.	\$400,000+
Harrington Hall (renamed in 2005— formerly named Victoria Ridge)	Dan Moser (orig.) Unnamed new developer (2005)	McNeely Road	38 orig. 28 in new design	0%	Estimated 2-yr. buildout	Final plat approval in summer 2006, no permits yet issued for houses. Buildout will be greater than two years.	\$350,000+
McNeeley Ridge (Also listed in Union County 2004)	Grace Properties		28		28 completed	N.A.	--
Western Union Park	Coffey and Sons		~110		+ 2	+ 1-2 (1-2 houses typically built each year)	--

Monroe

Subdivision Name	Developer	Location	No. Lots	% Complete May 2004	% Complete August 2005	% Complete October 2006	Sales Price
Breckonridge	Craft Builders	Breckonridge Center Road	~250	Built out	Built out	N.A.	\$100,000
Bridgewater			44		18 lots		\$300,000- \$1M
East Village			65		6 lots		~\$80,000
Fox Hunt	Noah Williams	Fowler Secrest Road	48	Starting (0%)	0%	54% (26 lots) Phase 5 U.C.	\$250,000- \$300,000
Fowler Glen (retirement complex)					0		--
<i>Glendalough</i>		Poplin and Unionville-Indian Trail Roads	258	N.A.	N.A.	0%	\$320,000s +
<i>The Grace</i>		Myers Road	23	N.A.	N.A.	0%	
Hamilton Place	Dan Moser Company		430 total: 300 +130 Ph. IV (2004)	50 of 300 open + 130 open	Phases I-III built out; Phase IV—20 of 49 lots developed; Phase V—56 lots— starting. 2-3 yrs est. to buildout.	Phase 4=43 lots developed; Phase 5=28 lots developed 1-2 years to buildout.	\$150,000- \$180,000
Hilton Meadows	Anne Edwards	Secrest Short Cut	100	0% (roads only)	Phase I—12 lots developed; Phase II—29 lots not yet recorded; Phase III—18 lots not yet recorded.	Phase 1=21 of 22 lots developed; Phase 2=10 of 29 lots developed; Phase 3 not yet recorded.	\$180,000- \$250,000

Subdivision Name	Developer	Location	No. Lots	% Complete May 2004	% Complete August 2005	% Complete October 2006	Sales Price
Lexington Commons	Craft Development		236	N.A.	Phase I—53 of 79 lots developed; Phases II (47), III (53), & IV (57)—not yet started. Drive— ~20 U.C., ~6 for sale, large area graded w/ utilities in	Phase 1=75 of 79 lots developed; Phase 2-recorded but not yet built; Phase 3=15 developed; Phase 4=37 developed. Drive—90 occupied; 10 ready; 31 U.C.	\$120,000- \$150,000 <i>2006—from \$140,000s</i>
Myers Meadows	Nash Group	Myers Road	~150	1-2 lots open	Built out	N.A.	\$150,000- \$250,000
Northwood Estates			61		29 houses		--
The Palms		Goldmine Road	18	0%	Did not develop	N.A.	\$180,000- \$220,000
Savannah Way	Williams Group	Fowler-Secret Road	113	25 of 100 open 2-3 yr. build-out	Phase I—60 of 68 lots developed; Phase II—11 of 45 lots developed. 2-3 yr. est. to buildout.	Phase 1 is built out; Phase 2= 39 of 45 lots developed. Buildout estimated to occur later in 2006.	\$250,000- \$300,000
Southwinds	Craft Homes	Next to Walter Bickett School	165 patio + 237 single- family	0%	Patio Phase I—9 of 48 developed; townhomes not yet started. Drive— ~8 occupied, with major site grading in progress	Patio Phase=33 of 48 developed; townhomes=26 of 60 developed. Drive—24 occupied; 12 ready; 10 U.C.; 4 lots graded.	\$100,000- \$120,000
<i>Sum Oaks Villas</i>		Across from Monroe Middle School	171	N.A.	N.A.	0% Contingent on getting ROW; no access	
The Oaks			42	0%	Did not develop	N.A.	N.A.

Subdivision Name	Developer	Location	No. Lots	% Complete May 2004	% Complete August 2005	% Complete October 2006	Sales Price
Windy Ridge	Isaacs Group	South of Goldmine Road	67	Starting (0%)	Phase I—16 of 38 developed; Phase II—13 of 29 developed. ~2 yrs. est. to buildout.	Phase 1=25 of 38 lots developed; Phase 2=25 of 29 lots developed. May be built out by 12/06.	\$180,000- \$210,000
<i>Woodlands Creek</i>		Secret Price Road	117	N.A.	N.A.	Site grading in progress; building construction to start spring '07	

Stallings

Subdivision Name	Developer	Location	No. Lots	% Complete May 2004	% Complete August 2005	% Complete October 2006	Sales Price
Arlington Downs	Portrait Homes	Pleasant Plains Road	110	100%	--	--	--
Callonwood	Starwood Carolina	Pleasant Plains Road	473 (2004) 465 (2005)	25%	50%	65%	\$100,000s- \$300,000s
Chestnut	Mathisen Co.	Chestnut Lane at Weddington-Matthews Road	63	95%	Phase I built out.	--	\$220,000+
Chestnut Oaks (See also Indian Trail)	Reece Gibson	Potters Road	198 220 (2005)	70%	~65% of ~220 1 yr. min. to buildout.	80%	\$180,000+
Curry Place	Rick Duncan	Potters Road	181	40% of 85 units in Ph. 1	Phase I (85 units): 60%	80%	\$140,000+
Curry Place, Phase II	Portrait Homes	Potters Road	99 town home	N.A.	Grading	~ 15 units occupied	
Emerald Lakes/ Buckingham	L. C. Tyson	Lawyers Road	~520 total; 175 (2004)		Mostly built. Stallings has annexed 50% and will annex the remainder	Built out.	
Fair Haven	Crosland Homes		550	N.A.	Approved 1/3/05; buildout in < 5 yrs (100+ units/yr)	~20 units occupied	
Madison Ridge	L&M Dev. for Dan Moser	Stallings Road	124		Built out	--	
Morningside	Knotts Development	Morningside Lane	81	100%	--	--	
Shannamara	Greg Williams	Stevens Mill Road	700	45%	Developed in Union Co.; Stallings will annex another ~300 lots	Built out	
Woodbridge (Listed in Co. in 2004)	Mathisen Company	Stallings Road	88 (2003) 28 (2004)		All plats recorded	--	

Unionville

Subdivision Name	Developer	Location	No. Lots	% Complete May 2004	% Complete August 2005	% Complete October 2006	Sales Price
Loxdale Farms	R.L. Rushing	Tom Helms Road	48	50%	Not much change; 17 permits in 2005 to date.	~ + 3 units Construction has slowed, and may be nearly built out.	
Old Gate	Ted Baucom First homes ready for occupancy in Spring 2005	C J Thomas Road	56	0%	15% 8-9 homes ready for occupancy; 10 permits since Nov. 2004	60%-70% 5-10 houses typically constructed per year.	\$350,000+
Rollins Point		US 601 between Unionville-Indian rail Road and Lawyers Road	12	N.A.	In final plat approval; construction to start in 2006	Final approval November 2005; 3 U.C.	
Smithfield	John Tarleton & R.J. Hasty	Unionville Road	68	N.A.	Approved August 2005; construction to start in Spring 2006; children likely	~10 houses constructed of which ~2 occupied	\$350,000+

Waxhaw

Subdivision Name	Developer	Location	No. Lots	% Complete May 2004	% Complete August 2005	% Complete October 2006	Sales Price
Alma Village	The Mathisen Co.	NC 16	195 (2002) 203 (2005)	95%	100% Built out		\$170,000- \$220,000
Anklin Forest	Fairview Developers	Waxhaw-Marvin Road	150 145 (2005)	New	0%		\$400,000 2005— \$180,000- \$325,000
Barrington Ridge (renamed in 2005, formerly Bonds Grove)	Shea Homes	Bonds Grove Church Road	153	0% Site plan approved	0% Ready to start construction. Drive--roads under construction	Drive—28 occupied; 6 ready; 5 U.C.	\$250,000- \$350,000 <i>2006—mid \$300s to high \$400s</i>
Camberly	Brookwood Builders	NC 16	185	42 homes	65% Expect build out by December 2005. Drive— ~10 for sale, 9 U.C.	Built out	\$170,000- \$220,000
Cureton	G. S. Carolina	NC 16 at Gray Byrum Road	658	0% 3-5 year build- out	0%		\$250,000- \$2,000,000
Deerfield Plantation		Mill Pond Drive	80	55%	55% Only a few developed lots are in Waxhaw; most are in Co.		\$280,000- \$400,000
Harrison Park	Legacy Builders	Waxhaw Parkway	225 (2002) 207 (2005)	50%	80% Expect build out by December 2005.		\$80,000- \$120,000
Hermitage Place	R. D. Harrell Co.	NC 75	94	95%	95%		\$170,000- \$220,000
Kingston on Providence	GFS Development George Steele	NC 16	85	90%	100% Built out		\$140,000- \$190,000

Subdivision Name	Developer	Location	No. Lots	% Complete May 2004	% Complete August 2005	% Complete October 2006	Sales Price
Lawson	Steven Pace	NC 16 / Gray Byrum Rd.	997 total 448 Phase 1	Starting June 2004	0% Have sewer flow approved for 300+ lots. Some units will be oriented to retirees.		\$450,000- \$1.2 million
Magnolia Ridge	Sunbelt Group	Rehobeth Road	48 94 (2005)	90%	100% Built out but another phase possible.		\$160,000- \$225,000
Mill Bridge (2004) (Formerly Kensington)		Waxhaw- Marvin Road	1,785 Phase I = 280	0%	0% Clearing and grading. 10-15 year buildout planned.		\$280,000- \$1 million
Park Providence	Pulte Homes	NC 16 / Gray Byrum Rd.	85	~20%	? In Phase II; est. 1-yr. buildout Drive—28 occupied, 12 U.C.	Nearly built out. Drive—4 ready; 2 U.C.	\$200,000- \$300,000
Prescot	Diamond Oak Dev. Evergreen Homes	Waxhaw- Marvin Road	216	N.A.	0%		\$150,000- \$225,000
Providence Farms		Ski Lane	21	70%	100% Built out		\$300,000- \$400,000
Providence Grove	Ryland Homes	NC 16 / Bonds Grove Church Rd.	225 145 (2005) rest said to be sold	0%	Phase 1 (145 lots)=40% Drive—8 occupied, 2 for sale, 12 U.C.	44% 75 lots occupied Drive—16 occupied; 9 ready; 24 U.C.	\$270,000- \$450,000
Quellin Estates	G.S. Carolina		267	50%	90% Est. buildout of 5 yrs, but nearly complete after 2 years. Drive— ~50 U.C.	Built out	\$300,000- \$600,000

Subdivision Name	Developer	Location	No. Lots	% Complete May 2004	% Complete August 2005	% Complete October 2006	Sales Price
Southbrook	Ridgeline Developers	Blythe Mill Road	84	85%	100% Built out		\$140,000- \$200,000
Southern Estates			25	75%	95%		\$150,000- \$300,000
Waxhaw Farms		Waxhaw-Monroe Road	32	40%	95%		\$300,000- \$400,000
Waxhaw Meadows		Waxhaw-Indian Trail Road	15	70%	100% Built out		\$250,000- \$350,000
Woodleaf	Realty Network	Rehobeth Road	68 (2002) 140 (2005)	50%	60% of 68 units 8 under construction.		\$120,000- \$200,000

Weddington

Subdivision Name	Developer	Location	No. Lots	% Complete May 2004	% Complete August 2005	% Complete October 2006	Sales Price
<i>Avery</i>	Caroleen Enterprises	Hemby Road	5	N.A.	N.A.	0%	
<i>Bard Property</i>		Hemby Road	16	N.A.	N.A.	0% Preliminary plat submitted; house construction ~1 year in future	
<i>Beulah Oaks</i>	Kevin Pressley		10	N.A.	N.A.	0% Sketch plan submitted	
<i>Bromley</i>	Pace-Dowd Properties	Weddington-Matthews Road	120	N.A.	N.A.	0% Preliminary plat approval; 4-5 year buildout	
Preserve at Brookhampton	John Wieland	Antioch Church Road	33	N.A.	Approved	Did not have final plat approval yet	
<i>Eirlys</i>	Craft Development	Forest Lawn Drive	6 (may be only 2)	N.A.	N.A.	0%	
<i>Falcon Place</i> (formerly named Twelve Mile Creek Road)	Pettus Properties	Twelve Mile Creek Road	38	N.A.	Planned	0% Final plat approval in progress	
Gardens on Providence		NC 16	~40	0% Site grading in progress	50% 1-1 ½ yr buildout	4 completed; 8 U.C.	
Hadley Park (Listed as Hadley Meadows in 2004)		Beulah Church Road	~80 <i>62 listed for Hadley Meadows</i>	0% Preliminary plat approval 5/10/04	35% ~ 1 yr. to buildout	65% 23 completed; 14 U.C.; ~ 1 year to buildout	
<i>Hedgemoore Estates</i> (in Graylyn)		Forest Lawn Drive	5	N.A.	N.A.	0% Sketch plan submitted	

Subdivision Name	Developer	Location	No. Lots	% Complete May 2004	% Complete August 2005	% Complete October 2006	Sales Price
Highgate	Harrington/Dowd	NC 16	212 (2004) 219 (2005)	50% Phase 1=90% Phase 2=0%	Phase I (128)=100% Phase II (91)=80% Phase III (?)=est. 2-yr. buildout Phase IV (36)=est. 1-yr. sell out Drive— ~100 lots ready for/ under development; 8 occupied, 9 for sale, 7 U.C.	Phase 1 (128)=100% Phase 2 (91)=50% completed or U.C. Phase 3 (?)=35% completed or U.C. Drive—32+ occupied; 2 ready; 27 U.C.	\$680,000- \$3 million
Lake Forest Preserve	Parker & Orleans	Cox Road/NC 84	187 (2004) 216 (2005)	N.A Approved 6/14/04	Site grading; estimated 4-yr. buildout	3% 19 completed; 5 U.C.	\$500,000+
<i>Lockhaven</i>		NC 16 (Providence Road)	18	N.A.	N.A.	0% Sketch plan submitted	
Meadows at Weddington, Phase I & II		NC 16 / Ennis Road	30	N.A.	Constructing infrastructure; est. 2-yr. buildout	0% Final approval received, but no permits issued for houses	
Mundy's Run	Grace Group Toll Brothers	NC 84 across from Shaver Farms	128	N.A.	Planned—likely In 2006	No longer under development	
<i>Potter Creek Estates</i>	Atlantic Financial	Potter Road	20 (17 in town, 3 in County)	N.A.	N.A.	0% House construction to start in November 2006	
Providence Forest Estates	Parker & Orleans	NC 16 / Hemby Road	38	0% TC preliminary plat approval 5/10/04	5% Drive—1 occupied, 4 U.C.	65% Drive—15 occupied; 1 ready; 5 U.C.	

Subdivision Name	Developer	Location	No. Lots	% Complete May 2004	% Complete August 2005	% Complete October 2006	Sales Price
The Retreat	Montana Feelings, Inc.	Weddington Church Road	9	N.A.	Approved	0% Delayed due to need for sewer letters—located in Twelve-Mile Creek basin	
Stratford Hall		Weddington-Matthews Road / Tilley Morris Road	34	Preliminary approval PB 6/28/04; TC 7/12/04	Houses under construction; est. 2-yr. buildout	25% 8-9 permits issued; progressing slowly	
Stratford on Providence, Phase IV		NC 16 (Providence Road)	12	N.A.	Approved	15% 2 permits issued	
Waybridge		Beulah Church Road	45	N.A.	Road grading in progress.	0% Model home finished and 6-7 permits issued Drive—0 occupied; 1 ready; 5 U.C.	\$580,000+
Williamsburg Phase 2	William J. & Louise Nolan	Beulah Church Road	~20 ~60 (2006)		Drive—13 occupied, 2 U.C.	30% Phase 1 all permitted; preliminary plat submitted for Phase 2, 40 lots Drive—16 occupied; 0 ready; 1 U.C.	

Wesley Chapel

Subdivision Name	Developer	Location	No. Lots	% Complete May 2004	% Complete August 2005	% Complete October 2006	Sales Price
Blackstone, Ph. 2 Phase IV Note: See also Unincorporated Union County	Shea Homes	Weddington Road	? total; Phase 2=17		Phase IV ~½ under construction; Phases II & III in County	100% Built out	
Kings Grant	Dan Moser	Tanyard Road	19		Home construction to start in Fall 2005	Drive—2 occupied; 4 ready; 2 U.C.	From \$450s
Lindenwood (from drive, no other info)		Waxhaw-Indian Trail Road	~75	N.A.	Drive— ~10 U. C.	100% Built out Drive—2 ready for occupancy; 2 U.C.	\$240,000+
<i>Longford</i>		Hawfield Road	100-130 total Phase 1=41	N.A.	N.A.	0% Cannot start development until receipt of sewer letters	
<i>Phlyer Ridge</i>			5—1 will be a fire station	N.A.	N.A.	0%	
Quintessa	R.D. Harrell Co.	Weddington Road	90 ~165 (2006—will expand onto adjacent parcel to north)		Few complete; 15-20 U.C.; 2 nd phase w/80 lots likely Drive—7 U.C.; 2 occupied	22% Drive—21 occupied; 1 ready for occupancy; 10 U.C.	\$500,000- \$800,000+
Silver Oaks		Waxhaw-Indian Trail Road	26	N.A.	Still in permitting; road construction to start Fall 2005	Will not be developed—site of Elementary School H	

Wingate

Subdivision Name	Developer	Location	No. Lots	% Complete May 2004	% Complete August 2005	% Complete October 2006	Sales Price
Glencroft	Craft Builders		201 total Phase 1=101	Phase 1=60%; Phase 2 not yet permitted	Phase 1=65 of 101 permitted; buildout in 12-18 months		\$100,000- \$150,000
The Trellis	Ron Mac Mahan <i>New developer 2005</i>		177 total Phase 1=36; Phase 2=36	Phase 1=100%; Phase 2 may construct in 2 years	Construction resumed in Spring 2005; 2 completed, 1 under construction; ~25 built of 72 total permitted		\$100,000- \$130,000 \$135,000 (2005)

Fairview

No new subdivisions were reported as having been approved in **Fairview** and residential development was characterized as occurring at a relatively slow rate. Most development in Fairview uses well and septic facilities, as water service is available only along US 601 and in a limited area along NC 218. Fairview is subject to a moratorium on additional water/sewer connections. Approximately 75 percent of Fairview lies within the Goose Creek basin, which is subject to development constraints resulting from the presence of the Carolina Heelsplitter mussel in that basin. Regulations require 200-foot buffers on each side of Goose Creek and its tributaries, and 100-foot buffers on each side of intermittent streams that are within the Heelsplitter habitat. Also, no fill is permitted to be placed within the floodplain of affected streams, which severely limits developable land for subdivisions.

Indian Trail

The **Town of Indian Trail** in February 2005 approved an 18-month moratorium to manage growth. That moratorium has been extended, and will now end in January 2008. Applications for rezonings, Planned Residential Districts, Planned Neighborhood Districts, Planned Unit Developments, Parallel Conditional Use Districts with a residential component, Major Subdivisions, Mobile Home Parks, and Multi-Family Residences are not being accepted during the moratorium.

Town planners stated that there were approximately 4,900 housing units yet to be constructed in subdivisions that had been approved prior to the development moratorium going into effect. The following progress had occurred with subdivisions that were under development in Indian Trail in 2005 (note that 2006 information was as of September 30, 2006):

- Annandale: 183 lots; five houses completed, with buildout estimated to occur in 3-5 years.
- Arbor Glenn: by Provident Development Group. 282 total lots; built out.
- Bonterra: by the R. D. Harrell Company. 1,395 residential lots and some commercial/mixed use development. Said to be approximately 19 percent built out, with 269 housing units completed; estimated buildout in eight years.
- Brandon Oaks: by Pace Development. 1,055 lots approved; 503 houses completed (48 percent).
- Broadway CUD: see *Fieldstone Farms*.
- Brookhaven: by Wieland Homes. 565 total lots with 356 homes constructed (67%). This subdivision was said to be developing quickly, and all infrastructure for future phases has been constructed. Buildout is estimated to occur in approximately two years. The “windshield survey” revealed pricing from the \$300s, \$500s, and the \$700s, in the various sections.
- Callonwood South (part): by Starwood Carolina LLC. Approximately 300 lots approved; 80 in Indian Trail and the remainder in Stallings. 58 houses were completed (73%), with construction said to be progressing quickly. Sales prices range from \$300,000 to \$500,000.
- Colton Ridge: by R. D. Harrell Company. 250 lots approved, 246 houses constructed, or 98 percent built out.

- Cornerstone: by Mike Helms. 296 lots approved and built out. This subdivision is located partially in Indian Trail and partially in Union County. Refer also to the *Union County* section.
- Crismark: by Carlton Tyson. 950 lots approved, of which 356 had compliance issued (37% built out). This subdivision was said to be moving slowly, but at a regular pace with buildout anticipated in 3-5 years. The development includes some commercial uses along Idlewild Road.
- Deerstein (formerly MHL): 60 housing units; construction had not started. Construction plans were under review at the time of the interview, and construction was expected to start in 2007. This subdivision was anticipated to build quickly, once it receives final approval.
- Downtown Village: 608 housing units to be developed on the Williams property in the center of Indian Trail. Planners anticipate that ground may be broken for this development at the end of 2007. Construction has been delayed as a result of modifications to the permits.
- Fieldstone Farms (formerly Broadway Farms and originally Broadway CUD): by Centex Homes; 504 lots. Construction of houses is planned to start in early 2007.
- Green Meadows: 157 lots, 74 units (47%) completed.
- Hemby Commons: built out.
- Holly Park: by the Mathisen Company. 340 lots approved; said to be virtually built out (331 houses or 97% constructed).
- Meriwether: by the Mulvaney Company; built out.
- MHL: see *Deerstein*.
- Oakstone: by the R. D. Harrell Company. 78 single-family and 48 townhouses; 85 units (67%) completed.
- Pond Side: see *The Village at Sun Valley*.
- Satterfield: located off Blanchard Circle near Sardis Grove Church Road; 38 lots, with 10 houses constructed (26%). The “windshield survey” showed 8 houses occupied, 1 house completed and ready for occupancy, and 3 houses under construction.
- Sheridan (formerly Taylor Glen Phases 3 and 4): planners stated that no houses have yet been constructed; however, the “windshield survey” revealed 4 houses under construction.
- Summer Creste: 16 lots; 13 houses (81%) completed. The “windshield survey” found 12 houses occupied, 2 completed and ready for occupancy, and 2 under construction.
- Summit at Taylor Glenn: 58 lots; 26 houses (45%) completed.
- Taylor Glen Phases 1 and 2: by the R. D. Harrell Company. 453 lots approved; 278 houses (61%) completed. Planners said that the infrastructure was not yet constructed for the full allocation of sewer access that had been approved, and that that infrastructure would be constructed soon, continuing development of this subdivision. Phases 3 and 4, with a total of 237 lots had been sold to another developer and this new subdivision is named Sheridan (see above).
- The Village at Sun Valley (formerly Pond Side): 101 lots; targeted to “empty nesters”; 23 of 101 housing units (23%) completed.
- Wadsworth: 41 lots; nine homes (22%) constructed. The “windshield survey” revealed 10 houses occupied, 1 house completed and ready for occupancy, and 8 houses under construction.

- Wincrest: by Vann Love. 115 lots; 108 houses (94%) completed.

The Meridian Trail Apartments were the only multi-family housing under construction in the town at the time of the 2005 interview. Planners stated that those apartments were completed at the time of the October interview.

Indian Trail planners anticipate density in traditional neighborhood developments is likely to increase from that allowed by current zoning. This type of development is envisioned to occur in the area of Unionville-Indian Trail Road/Secrest Short Cut/US 74 Bypass. Planners anticipate little change from density allowed by current zoning in the area of town southwest of the railroad tracks.

Marshville

Planners reported no significant new residential development in **Marshville** since the 2005 interviews. Residential growth is anticipated to remain at a relatively low level (approximately three new houses per year) in the near future. As a result of additional sewer capacity that became available with the completion of a sewer line to Anson County, the lack of wastewater treatment capacity is no longer a constraint to development in the town.

Marvin

Residential development in Marvin remains typically at a density of one acre per unit. The town was said to be willing to increase residential density in a subdivision so long as that change would not result in an increase in school children from the density now allowed. The town was also looking at reducing the minimum required lot size if 50 percent of a tract was put into a conservation easement, which would preserve open space and rural character without increasing residential development density. Land in Marvin was said to cost \$100,000+ per acre.

As a result of losing a recent court case involving an annexation attempt, town officials were said to be reluctant to attempt any further forced annexation.

Changes to residential developments that were under construction at the time of the 2005 interview include:

- Innisbrook at Firethorne: all development phases have been approved, and all plats recorded. Only individual undeveloped lots are now available. Planners stated that build-out is essentially complete (at least 85%) in the North Carolina portion of the subdivision.
- Wyndham Hall Plantation: Phase I, with 40 lots, is complete. Construction was in progress on Phase II (a.k.a. Bridle Path Estates), with 38 lots. Construction and sales of homes in this subdivision are occurring quickly.

Other current residential subdivision developments in Marvin include:

- Marvin Creek: 370 total units (318 units in 2005) by Toll Brothers, located next to Marvin Elementary School. At the time of the interview, 59 lots in Phase 3 were to be submitted for final approval. The driving tour revealed 42 houses completed and occupied, 8 houses completed and ready for occupancy, and 13 houses under construction.

- Woodcliff: 10 lots on the west side of Marvin Road. This subdivision was to be submitted for final plat approval in early November. The development received preliminary plat approval in 2004, and was referred to as a “14-acre parcel with 12 lots (sewer would flow to Mecklenburg County).”
- A development application for a parcel on the west side of Marvin School Road was under review in the courts to determine if it will be developed according to current regulations or will be grandfathered under previous regulations. If developed according to current regulations, there could be a maximum of 84 lots; if developed under the previous regulations, there could be a maximum of 115 lots.
- A mixed-use development application had been submitted for a 170-acre parcel behind the current commercial area on Rea Road. If the developer were to submit an application for an age-restricted residential development, 180 units could be developed; only 54 units could be developed under “normal” residential subdivision regulations. Age-restricted development requires at least one resident of each unit to be age 55 or older. This tract has a potential school site; however, if a school were to be constructed, planners stated that it would be a private school. Plans also included approximately 450,000 square feet of office and retail space.

Potential development in Marvin includes:

- A tract of approximately 100 acres on the west side of Waxhaw-Marvin Road that was under contract to a developer. No plans had been submitted at the time of the interview, but the town planner stated that given the town’s average development density of 86 houses per 100 acres, it was likely that plans would be submitted to the town with approximately 70 houses.
- A mixed-use development at the intersection of New Town Road and NC 16. There had been discussions of constructing 38 townhouses (refer to the 2005 study report), but no residential development was planned as of October 2006. If residential development is included, a maximum of 39 units would be possible, and that development might be submitted as an age-restricted subdivision. This development is planned to include 275,000 square feet of office and retail space.
- A parcel on Joe Kerr Road, with 8 lots.
- A parcel on the north side of Rea Road that is outside the current town limits could see a mixed-use development and seek annexation into Marvin.
- A 60-acre tract on the South Carolina border with 100 additional acres in South Carolina could be developed with a maximum of 40 houses on the North Carolina portion of the property. The main entrance to the development would be from US 521 in South Carolina, with a possible secondary entrance through the existing Providence Estates subdivision. Doing so would require the developer to bring the roads in Providence Estates up to NC DOT specifications.

Impacts from the sewer moratorium were said to be less severe on development in Marvin than elsewhere in Union County due to the topography of the land in the town. Land, and sewer mains, in the northern part of Marvin drain into Mecklenburg County. Consequently, Marvin has an agreement with Mecklenburg County for treatment of wastewater from that part of the town, and there is no sewer moratorium in Mecklenburg County. Land south from Marvin

School Road drains to Twelve Mile Creek, and is therefore subject to the current sewer moratorium constraints.

Mineral Springs

Mineral Springs has imposed a moratorium on major subdivisions (those with more than 3 lots) from May 12, 2005 through March 1, 2007 (revised from October 31, 2006). The purpose of extending the moratorium is to allow for revisions to the town's development ordinance. Only nine zoning permits had been approved from the first of the year to the time of the interview in October 2006.

Current residential development includes the following:

- Brantley Oaks Phase II: approved with 29 lots in 2004; approximately 20 of those lots had homes constructed. This subdivision is comprised of custom-built homes, and the typical sales price is \$350,000+. Homebuyers were characterized as tending to have children. Development activity in this subdivision was characterized as progressing, but slowly.
- Charlton Oaks: built out.
- Harrington Hall (formerly Victoria Ridge): located on 65 acres on McNeely Road, originally approved for 38 lots and subsequently sold to another developer (Dan Moser) who submitted a new design for 28 lots on 60 acres. Lots will vary from one to five acres in size. Final plat approval was awarded just prior to the October interview, and no permits had been issued for house construction at that time.
- McNeely Ridge: approved by Union County but annexed by Mineral Springs in March 2004; approximately 40 homes constructed.
- Western Union Park: several homes have typically been constructed each year in this older subdivision. One or two permits were approved for construction in this subdivision in 2006.

The Farmington subdivision, originally planned for 137 lots, had been revised to include 120 lots, and is now known as Copper Run. This revised subdivision was at the preliminary plat approval stage at the time of the interview.

Subdivisions approved by Union County in the vicinity of Mineral Springs include:

- Stonebridge: located on Doster Road, approved by Union County for 589 homes; no knowledge of plans by Mineral Springs to annex this subdivision.
- Briarcrest: 225 lots, on Billy Howey Road.
- Tuscany: 377 lots, on Billy Howey Road.
- Shannon Vista: by Centex Homes; 181 lots on Shannon Road.

Monroe

Residential subdivisions described in the 2005 Land Use Study that were active in **Monroe** include:

- Bridgewater, 26 lots undeveloped of 44 total; home sales price \$300,000-\$1,000,000. No updated information was available on this subdivision.

- East Village, recorded in December 2004; 59 lots undeveloped of 65 total; sales price approximately \$80,000; estimated three-year buildout. No updated information was available on this subdivision.
- Fowler Glen, no lots developed; planned to be a retirement complex. No updated information was available on this subdivision.
- Fox Hunt Phase 5, located on Fowler Secrest Road, by Noah Williams; 19 lots undeveloped of 45 total (20 lots developed since 2005 interview), and estimated buildout in 1-2 years.
- Hamilton Place, located off Rocky River Road, by Dan Moser Company; 307 total lots, with 34 undeveloped lots. Phases 1-3, with a total of 202 lots were built out. Phase 4: 6 lots undeveloped of 49 lots; Phase 5: 28 lots undeveloped of 56.
- Hilton Meadows, located on Secrest Short Cut, by Anne Edwards. Phase 1: 1 lot undeveloped of 22 total. Phase 2: 19 of 29 lots undeveloped. Phase 3: (not yet recorded) all 18 lots undeveloped.
- Lexington Commons, 236 total lots. Phase 1: 4 lots undeveloped of 79 total. Phase 2: all 47 lots undeveloped. Phase 3: 38 of 53 lots undeveloped. Phase 4: 20 of 57 lots undeveloped. Sales price \$130,000-\$150,000; estimated two-year buildout. The driving tour revealed 90 houses occupied, 10 houses completed and ready for occupancy, and 31 houses under construction.
- Northwood Estates, 32 lots undeveloped of 61 total. No updated information was available on this subdivision.
- Savannah Way, located on Fowler Secrest Road, by the Williams Group. Original development—8 lots undeveloped of 68 total. Phase II: 6 lots undeveloped of 45 total. Planners anticipate this subdivision will be built out within one year (by the Fall of 2007)
- Southwinds Patio, 165 patio homes plus 237 single-family homes. Phase 1: 15 lots undeveloped of 48 total. Townhomes—34 of 60 units undeveloped. The driving tour showed 24 houses occupied, 12 houses completed and ready for occupancy, and 10 houses under construction.
- Windy Ridge, 67 lots, located south of Goldmine Road, by the Isaacs Group. Phase 1: 13 lots undeveloped of 38 total. Phase 2: 4 lots undeveloped of 29 total. This development may be built out by the end of 2006.

Subdivisions approved in Monroe since the 2005 land use study include:

- Woodlands Creek: 117 lots located on Secrest Price Road. Site grading was in progress in October 2006, with house construction to start in the Spring of 2007. Approximately 30 units are planned for completion, resulting in planned buildout in 2009.
- Glendalough: 258 lots plus 14 acres of commercial development located at Poplin Road and Unionville-Indian Trail Road. This development will occupy all four quadrants of the intersection, with housing prices planned for \$320,000 and up, with a five-year buildout period (2011). This development was mentioned as follows: “Chris Matheson will develop a subdivision at the intersection of Unionville-Indian Trail Road and Poplin Road. Monroe will provide utility service, with the extension of water and sewer lines paid for by the developer. Development is planned to occur at a density of 1.92 units per acre with neighborhood commercial development adjacent to the intersection. A total of approximately 400 residential units are anticipated.”

- Sun Oaks Villas: 171 lots located on Sunset Drive across from the Monroe Middle School. Development of this subdivision is contingent upon receiving a right-of-way from the Oakland Baptist Church, as there is no access to the site. There is no known time frame for this subdivision.
- The Grace: 23 lots located on Myers Road, next to The Village at Sun Valley (refer to the Indian Trail section). There is no known time frame for development of this subdivision.

Monroe planners stated that the area near the new Glendalough development is becoming a popular area, and while there is a city sewer line to that area, there are plans to install a parallel main, which will be in place in early 2008. The city's growth plan was being revised to extend the city's jurisdiction northwestward to Lawyers Road.

Monroe has continued to plan upgrades to water and sewer service in the New Town Road/NC 84 area, including construction of a new water storage tank. In addition, the city is looking to extend its area southwest of the intersection of Weddington Road and Rocky River Road, and had been in discussions with Wesley Chapel and Mineral Springs about such an action.

Stallings

The current status of subdivisions that had been approved or were under construction in **Stallings** in 2005 is as follows:

- Callonwood: (located in Indian Trail, Stallings, and Union County), by Starwood Carolina. A total of 465 units had been approved at the time of the 2005 land use study. A new section with 45-50 lots was approved since August 2005, and houses were said to be under construction. Construction on townhouses and single-family homes started in August 2003; these units were said to be approximately 65 percent built out and occupied as of October 2006. This represents a 15 percent increase in the buildout from the 2005 interview.
- Chestnut Oaks: a townhouse development with approximately 220 total units located off Potter Road was approximately 80 percent built in October 2006. A new section proposed for this development, with 65-70 additional lots, was under review at the time of the interview. The percentage of this development estimated as complete increased by 10 percent from the 2005 interview.
- Curry Place, Phase I: 85 units approved, with approximately 80 percent permitted, an increase of 20 percent from the 2005 interview. Phase II, with 99 townhouse units, which is being developed by Portrait Homes, Inc. was under construction, with approximately 15 units occupied.
- Emerald Lakes: L. C. Tyson, developer. The town has annexed the subdivision as it was developed, and planned to complete the annexation in December 2006. Planners said that this subdivision was built out in October 2006.
- Fair Haven: 550 units, approved January 3, 2005; Crosland Company, developer. Approximately 20 percent occupied in October 2006, with buildout planned over a five-year period, with approximately 100 homes to be constructed each year.
- Shannamara: approved by Union County, and then annexed by Stallings in stages, with plans to annex the entire 700+ lot subdivision by December 2006. Planners said this subdivision was built out as of October 2006.

No multi-family developments have been proposed for construction in Stallings, as the town was subject to a moratorium on residential subdivisions for much of the period following the 2005 land use study, and was seeking commercial, rather than residential development.

Unionville

Residential development is increasing in **Unionville**. While only 50 structure permits were issued in all of 2005, 63 permits had been issued between January 1 and mid-October 2006. Planners stated they had not received any requests for a new subdivision in Unionville since the previous land use study was conducted in August 2005.

Current residential development in Unionville includes

- Loxdale Farms: 48 lots on Tom Helms Road. This development has progressed slowly, with only approximately three permits issued during 2006. The subdivision was estimated to be nearly built out.
- Old Gate: a 56-home subdivision located on C.J. Thomas Road. Planners estimated that this subdivision was 60-70 percent built out. Approximately five to ten building permits have been issued each year for this subdivision.
- Rollins Point: 12 units, approved in November 2005. Permits were issued in 2006 for approximately three houses, all of which were said to be under construction and not yet occupied.
- Smithfield: 68 lots, approved in August 2005. John Tarleton and R.J. Hasty are the developers, and the subdivision has municipal water and sewer service. Approximately 10 permits were issued in 2006, and planners stated that a couple of houses were occupied in late October 2006.

Since the previous land use study, Unionville annexed four parcels—two on the west side of Ridge Road, one in the northwest, and one in the east. Local officials believe that the large number of unknown factors affecting the area—location and construction schedule of the US 74 Bypass, the sewer moratorium, and the county development moratorium—are restraining development in the Unionville area.

Waxhaw

Unfortunately, little information was available on development in **Waxhaw**, as the town planner position was being filled on a temporary basis by a staff planner from the Centralina Council of Governments at the time of the land use study interviews. That individual was unable to provide detailed information on subdivisions, as he was new to the position, and was not familiar with development in the town.

A lack of sewer capacity was said to be the reason for the lack of other subdivision approvals, as the high cost of land in the area makes lots of a size sufficient for septic systems unprofitable, and in addition, some soils are unsuitable for septic systems. However, construction has continued on the approximately 1,100-1,200 housing units that were permitted prior to the sewer moratorium and that have sewer letters.

The current status of residential developments that were included in the 2005 land use study report is as follows:

- Barrington Ridge: by Shea Homes, 153 lots with homes priced from the mid \$200,000s. The “windshield survey” revealed 28 houses occupied, 6 houses completed and ready for occupancy, and 5 houses under construction (house construction had not started at the time of the 2005 land use study).
- Camberly, on NC 16. 149 approved lots. The “windshield survey” found this subdivision was built out.
- Harrison Park, a mixed-use development on Waxhaw Parkway with 203 (207 in 2005) cluster homes and single-family homes with an average sales price of \$160,000. Approximately 50 percent of each type of home built as of May 2004. All lots were sold; the pace of construction had accelerated with over 60 houses were under construction, and buildout was expected by the end of 2005. No information was available on the status of this subdivision.
- Lawson, by Steven Pace on Cuthbertson Road and NC 16. 997 units approved, of which 448 are in Phase I, priced from \$350,000-\$1,200,000, with ground broken in June 2004. The developer has a sewer flow permit for 300+ lots in Phase I, but no sewer flow for lots in Phase II. This subdivision will include some units oriented to retirees. No information was available on the status of this subdivision.
- Mill Bridge, on Waxhaw-Marvin Road at Kensington Drive. 458 of a total of 1,785 planned units had been permitted, and the sales price ranges from \$180,000-\$1,000,000. Clearing and site grading was in progress for Phase 1, with 200+ houses. Buildout is planned in 10-15 years. Mill Bridge had not secured any sewer permits, but the developer might be able to acquire some of the approximately 340 permits granted to the developer of the Cureton subdivision. No information was available on the status of this subdivision.
- Park Providence, on NC 16. 85 lots, by Pulte Homes. The “windshield survey” found that this subdivision was nearly built out in October 2006.
- Prescot, on Waxhaw-Marvin Road, with 216 lots, by Evergreen Homes. No information was available on the status of this subdivision.
- Providence Grove, by Ryland Homes, with 145 lots. The driving tour revealed 16 houses occupied (8 in 2005), 9 houses completed and ready for occupancy (2 in 2005), and 24 houses under construction (12 in 2005).
- Quellin Estates, 267 single-family units; built out in October 2006.
- Woodleaf, by Cobblestone Builders, on NC 16, 140 units approved with sales prices of \$120,000-\$180,000. Approximately 50 percent occupied in May 2004. Eight houses were under construction at the time of the August 2005 interviews, and planners were unable to estimate a buildout date. No information was available on the status of this subdivision.

One new subdivision, Waxhaw Crossing, is listed in the document “Town of Waxhaw Residential Developments, Updated 4/42006⁵.” It is on Sims Road, and received approval for 209 lots at the February 14, 2006 meeting of the Waxhaw Town Board. There was no information available on the status of development of that subdivision.

⁵ http://cfd03.cfdynamics.com/waxhaw/files/Agendas/040706_426_0026330.pdf

Local planners stated that a developer had expressed interest in constructing a gated community on the equestrian site in the northern area of the town, but that nothing formal had been submitted for that potential development.

A review of Waxhaw Town Board Meeting minutes available on the Internet revealed that there was only one additional rezoning for a subdivision reviewed by that board in 2006. Several parcels owned by Paula Hamilton, located on Howie Mine Church Road with a total area of approximately 199 acres, plus an adjoining parcel of approximately 22 acres owned by Nugget Hill Farm LLC, were voluntarily annexed into Waxhaw. Diamond Oak Development had requested rezoning of all those parcels; however, a decision had not been reached by the Board at the time of the land use study.

Weddington

Weddington continued to be an active residential market particularly in the area served by the Charlotte-Mecklenburg Utilities Six Mile Creek wastewater system. Unlike the area served by Union County's Twelve Mile Creek wastewater system, which has capacity constraints, the Six Mile Creek basin has surplus capacity. Those interviewed said that land prices in Weddington were typically \$300,000-\$350,000 per acre. There are only two or three undeveloped parcels of land greater than 200 acres in size remaining in the town.

The current status of subdivisions in Weddington is as follows:

- Falcon Place (formerly noted as Twelve Mile Creek Road): 38 lots, on Twelve Mile Creek Road across from Chatelaine and Skycroft; was in the process of receiving final plat approval.
- Gardens of Providence: located on NC 16, with approximately 40 lots; 4 houses completed, and 8 under construction.
- Hadley Park: located on Beulah Church Road, with approximately 80 lots; approximately two-thirds built out (vs. 30-35 percent in 2005), with buildout anticipated by fall of 2007 (one year later than estimated in 2005).
- Highgate, by Harrington Dowd. Phase I with 128 lots was said to be 90 percent built out; Phase II (91 lots) was approximately 50 percent constructed. Phase III was approximately 33 percent completed or under construction. No estimate of the buildout status of Phase IV (36 lots) was available. Home prices range from \$680,000-\$3,000,000. The 2006 "windshield survey" revealed 32 houses occupied in Phases III and IV (vs. 8 in 2005), two houses completed and ready for occupancy (vs. 9 in 2005), and 27 houses under construction (vs. 7 in 2005).
- Lake Forest Preserve, by Parker Orleans; 216 lots on two parcels to the west of Weddington High School at Cox Road and NC 84. Planners said that 19 houses were completed and 5 houses were under construction at the time of the interview.
- Meadows at Weddington Phases 1 and 2, at Ennis Road and Providence Road; 30 lots. The developer has received final plat approval; however, no permits had been issued for house construction.
- Mundy's Run: a planned 128-lot subdivision on NC 84 across from Shaver Farms. This subdivision has been removed from the development approval process.
- Preserve at Brookhaven: located on Antioch Church Road, with 33 lots. This subdivision had received only preliminary, not final approval. No houses had yet been constructed.

- Providence Forest Estates: by Parker Orleans; located on Providence Road and Hemby Road, with 38 lots, had been approved. Planners said this subdivision was approximately two-thirds completed. The “windshield survey” showed 15 houses occupied (vs. 1 in 2005), one house completed and ready for occupancy (vs. none in 2005), and 5 houses under construction (vs. 4 in 2005).
- Stratford Hall: located on Tilley Morris Road at Weddington Matthews Road. 8-9 permits had been issued, and this development was said to be progressing slowly.
- Stratford on Providence, Phase 4: 12 lots (Phases 1-3 were built out), for which 2 permits had been issued.
- Waybridge: with 45 lots, and located on Beulah Church Road; had received 6-7 building permits, and had a model home completed. The “windshield survey revealed 0 houses occupied, 1 house completed and ready for occupancy, and 5 houses under construction. Construction on houses had not started at the time of the 2005 study.
- Williamsburg: Phase 1 was completely permitted, and a preliminary plat had been submitted for 40 lots in Phase 2. The “windshield survey” found 16 houses occupied (vs. 13 in 2005), 0 completed and ready for occupancy (0 also in 2005), and 1 house under construction (vs. 2 in 2005).

New subdivisions in Weddington since the 2005 land use study as described by local planners included the following:

- Avery: 6 lots on Beulah Church Road.
- Bard Property: 16 lots on Beulah Church Road. A preliminary plat plan had been submitted, with construction estimated to start in one year.
- Beulah Oaks: 10 lots on Beulah Church Road for which a sketch plan had been submitted.
- Bromley: 120 lots located on Weddington-Matthews Road had received preliminary plat approval. Buildout was estimated to occur over 4-5 years. The developers also have an option on a tract across the road, and development on that parcel was deemed likely to start following completion of the 120-acre parcel.
- Eirlys: 6 lots on Forest Lawn Drive, but may end up as only 2 lots.
- Hedgemore Estates: 5 lots on Graylyn Drive; a sketch plan had been submitted.
- Lockhaven: 18 lots on Lockhaven Road; a sketch plan had been submitted.
- Potter Creek Estates: 20 lots on Potter Road, of which 3 lots are in Union County. House construction was deemed likely to start by the end of 2006.
- The Retreat: 9 lots on Weddington Church Road had received preliminary plat approval, but is waiting for sewer letters before construction can start, as this subdivision is located in the Twelve Mile Creek basin.

Potential residential development in Weddington includes the following:

- Toll Brothers was looking at a 272-acre tract on Antioch Church Road that could be developed with approximately 170 lots. This subdivision was considered likely to utilize County water and individual septic systems, as the developers had been unsuccessful in gaining approval to pump wastewater to the Six Mile Creek wastewater system.
- A 600-1,000 acre subdivision on the south side of Weddington Road. Planners said that the developer is reported to have received permission to pump wastewater to the Six Mile Creek wastewater system for treatment.

Several subdivisions—Chatelaine, Skyecroft, and Highview Estates—were said to desire annexation into Weddington.

Wesley Chapel

Residential development has slowed during the past several years in **Wesley Chapel**. The number of residential building permits has decreased annually since 2002, when 167 permits were issued for new residential units. It is anticipated that only 60 such permits will be issued in 2006. Wesley Chapel is seeking authority for an ETJ.

Changes in subdivisions that were under development at the time of the 2005 interviews include:

- Blackstone: by Shea Homes, on NC 84. This subdivision, located in both Union County and Wesley Chapel, had been built out by October 2006.
- Kings Grant: by Dan Moser, with 19 lots on Tanyard Road. The “windshield survey” showed 2 houses occupied, 4 houses completed and ready for occupancy, and 2 houses under construction.
- Lindenwood: built out.
- Quintessa: by R.D. Harrell Co., on Underwood Road, with 90 lots. The driving tour revealed 21 houses occupied (2 in 2005), 1 completed and ready for occupancy ((0 in 2005), and 10 houses under construction (7 in 2005). This subdivision will expand onto an adjoining parcel to the north of the original subdivision, with approximately 75 additional lots.
- Silver Oaks: located on Waxhaw-Indian Trail Road; 26 lots. This subdivision will not be developed. The property will instead see construction of an elementary school.
- Wesley Oaks: by Centex Homes, located on Billy Howey Road. Only four lots of the 441 total lots are located in Wesley Chapel; the remainder lies in Union County. The portion of this subdivision in the county may seek annexation by Wesley Chapel. (Listed in summary table under Union County.)
- The Glen at Wesley Oaks: located on Indian Trail Road, extending to Billy Howey Road. Preliminary approval was conducted under Union County Planning, although Wesley Chapel has annexed the subdivision. The “windshield survey” found 16 houses occupied, 3 houses completed and ready for occupancy, and 8 houses under construction. (Listed in summary table under Union County.)

Wesley Chapel subdivisions approved since the August 2005 land use study include the following:

- Longford: located on Hawfield Road; 41 lots in Phase 1, with a total of 100-130 lots. Development cannot start until sewer letters have been secured.
- Plyler Ridge: 5 lots, one of which will be used for a fire station.

Wingate

Residential growth in **Wingate** was seen as remaining relatively flat until completion of construction of the US 74 Bypass for its entire length to I-485 in Mecklenburg County. The lack of additional sewer capacity has limited development during the past four years to sites that are adjacent to existing sewer lines, as no line extensions can be constructed. No additional

subdivisions have been approved since the two subdivisions that were approved in 2001 and 2002. The status of those subdivisions was as follows:

- Glencroft, by Craft Builders, with 201 houses. No updated information.
- The Trellis subdivision was to have contained 177 single-family homes selling for \$110,000-\$135,000. No updated information.

Wingate officials are receptive to development, but want to maintain a density of ½ acre minimum lot size. Wingate has annexed approximately 18 acres located on US 74 west of town. This property is zoned B-2 (business), but the sewer moratorium has precluded development.

Wingate University started a graduate program in pharmacy in 2003, and reached full enrollment in the fall of 2005. The primary impact from this program was said to be an increase in traffic, as many of the pharmacy students live off-campus and commute to school.

Anticipated Non-Residential Development:

No large-scale economic development prospects were cited as being likely at the current time in Union County. County officials would like to increase the rate of commercial and industrial growth in the county to better match the rate of residential growth.

Monroe remains the industrial hub of Union County, a result of its having hosted a military base, Camp Sutton that the city acquired after its closure. The heavy industrial area to the east of Monroe was built where Sutton Park was located. The airport area is home to business activity that is more of a corporate nature. As a result of these developments, Monroe serves as an employment center not only for residents of Union County, but also for some residents of Anson and Stanly Counties, as well as Chesterfield County, South Carolina.

The Monroe Corporate Center area was cited as having experienced a net gain in industrial and commercial development. There has been continued commercial development in the US 74 west corridor, and a Home Depot is likely to be constructed at some location in that corridor. Planners continued to endorse construction of the US 74 Bypass, and view that highway as necessary to recruit new industrial development in the city.

The area in the vicinity of the US 74 Bypass is seen as the next growth area for industrial and commercial uses.

There remained a question as to which of two competing commercial sites near I-85 is more likely to be developed as a regional mall. One proposed site is an 83-acre parcel at the interchange of I-485 and Idlewild Road. Development at this site has not moved forward since the 2002 land use interviews were conducted. The second site is in Mecklenburg County, at the interchange of I-485 and Lawyers Road. While several tenants were said to have indicated interest in locating at this site, that site has environmental problems, as parts of it lie in the Goose Creek basin habitat for the Carolina Heelsplitter, an endangered species. A recent court ruling upheld stream buffers extending 100 feet and 200 feet, which are further than normally required, which may render the Lawyers Road site impractical for development.

There is no industrial or commercial development occurring in Weddington at this time. While commercial development is likely in the future, it is not anticipated to occur during the next several years.

A lack of easy transportation access due to delays in approving and constructing the US 74 Bypass was cited as the biggest disadvantage Union County must overcome in recruiting additional business/industrial development. The US 74 corridor was cited as the area favored for development of employment centers, i.e., office, warehouse, or industrial developments.

Current Commercial/Industrial Development

Changes in business/industrial development in the period since the August 2005 interviews include:

- Approval for a Lowe's in the commercial portion of the Cureton development.
- All four quadrants of the Potters Road/Chestnut Lane intersection are zoned for commercial uses. Three of the quadrants are in Indian Trail, and are zoned for neighborhood commercial center uses; the fourth quadrant has been rezoned B-4 by Stallings. Construction was complete on a day care center and another commercial use in one of the Indian Trail quadrants. A major grocery company has plans under review for a store on another quadrant. Stallings has approved two buildings for restaurant and retail uses in the quadrant under its jurisdiction.
- The Grove, a retail and office development at Chestnut and Potter Roads in Stallings, was at the site grading stage.

Anticipated Non-Residential Development

Locations in Union County cited as being future sites for new commercial/industrial activity include:

- Indian Trail Downtown Project, approved in February 2005, which includes plans for a neo-traditional town square with commercial (140,000 square feet) and office space (100,000 square feet), townhouses and apartments on a 45-acre tract on the east side of Indian Trail Road across from the current town hall. Construction had not yet started.
- Indian Trail anticipates commercial development similar in size to the Harris Teeter development in the northwest quadrant of the intersection of Wesley Chapel-Stouts Road and Old Monroe Road.
- Marvin may approve commercial uses as part of a potential mixed-use town center development on New Town Road.
- Wal-Mart was planning to construct a new store in Waxhaw in the vicinity of Waxhaw Parkway and NC 16. Construction was planned to start at the end of November 2006.
- There is a potential office use development in the Fairfield Plantation area of Stallings that may see offices built along the Lawyers Road frontage, with residential construction behind those commercial uses.

There had also been discussions about constructing a power generating plant that would be fueled with poultry waste, to the west of Marshville, which could add approximately 100 jobs to the local economy.

Major Employers

Major Union County employers include those described in Table 4. While manufacturing remains a strong source of employment, service industry employment has been growing. The poultry processing industry remains a major employer in the Marshville area, while most of the largest employers are located in the Monroe area.

Table 4: Major Employers in Union County (based on June 2006 employment)

Name	Location	Product/Service	December 2004 Employees
Union County Schools	Various	Education services	1,000+
Tyson Farms, Inc.	Monroe	Poultry processing	1,000+
ATI Allvac	Monroe	Metal working	1,000+
Union Memorial Medical Center	Monroe	Health services	1,000+
McGee Brothers Co., Inc.	Monroe	Construction	1,000+
County of Union	Various	Public administration	1,000+
City of Monroe	Monroe	Public administration	500-999
Pilgrim's Pride, Inc.	Marshville	Poultry processing	500-999
Charlotte Pipe & Foundry	Monroe	Plastic pipe and fittings	500-999
Harris Teeter Inc.	Various	Retail	500-999
Consolidated Metco Inc.	Monroe	Manufacturing	500-999
Scott Technologies Inc.	Monroe	Aviation safety equipment	500-999
TDY Industries, Inc.	Monroe	Manufacturing	500-999
JAARS	Waxhaw	Biblical translations	500-999
Wal-Mart Associates, Inc.	Monroe	Retail	250-499
Food Lion LLC	Various	Retail	250-499
Perfect Fit Industries, Inc.	Monroe	Home furnishings	250-499
Yale Security, Inc.	Monroe	Hardware	250-499
Decore-ative Specialties	Monroe	Manufacturing	250-499
Wingate University	Wingate	Education services	250-499
Windsor Window Company	Monroe	Manufacturing	250-499
Carolina Builders Corp.	Monroe	Building components	250-499

Sources: North Carolina Employment Security Commission, <http://jobs.esc.state.nc.us/lmi/largest/largest.pdf> and Union County Chamber of Commerce, <http://www.unioncountycoc.com/majoremployers.html>

Appendix A

List of Interviews and Data Sources for Land Use Interviews

Interviews:

Personal interviews were conducted with the following:

- Union County: Mike Shalati, County Manager
- Union County Planning Department: Richard Black, Planning Director
- Union County Utilities: Christie Putnam, P.E., Public Works Director
- City of Monroe: Wayne Herron, A.I.C.P., Director of Planning and Development
- Town of Fairview: Jason Wager, A.I.C.P., Community and Regional Planner (with Centralina COG)
- Town of Indian Trail: Shelley DeHart, A.I.C.P., Director of Planning, Katie Reeves, Planner
- Town of Marshville: Nadine Bennett, Planner (with Centralina COG)
- Town of Marvin: Karen Dunn, Planning Director
- Town of Mineral Springs: Nadine Bennett, Planner (with Centralina COG)
- Town of Stallings: Brian Matthews, Town Manager
- Town of Waxhaw: Jason Wager, A.I.C.P., Community and Regional Planner (with Centralina COG)
- Town of Weddington: Shannon Martel, Zoning Administrator/Planner
- Town of Wesley Chapel: Nadine Bennett, Planner (with Centralina COG)

Data Sources:

Data were compiled from the following sources, in addition to those cited above:

- U.S. Census Bureau: www.census.gov
- U.S. Fish and Wildlife Service: <http://endangered.fws.gov>
- North Carolina State Demographics Unit: <http://demog.state.nc.us>
- North Carolina Department of Commerce: <http://cmedis.commerce.state.nc.us>
- North Carolina Department of Transportation: www.dot.state.nc.us
- Union County: <http://www.co.union.nc.us/index.html>
- Union County Planning Department: http://www.co.union.nc.us/gov_offices/planning/plan.htm
- Union County Chamber of Commerce: <http://www.unioncountycoc.com/>
- City of Monroe: www.monroenc.org/
- Monroe Planning Department: www.monroenc.org/planning_0.htm
- Monroe Economic Development: <http://www.developmonroe.com/>
- Town of Indian Trail: www.indiantrail.org
- Village of Lake Park: www.lakeparknc.gov
- Town of Marshville: www.co.union.nc.us/2nd_pages/municipalities/marshville.com
- Town of Marvin: www.marvinnc.org
- Town of Mineral Springs: www.mineralspringsnc.com
- Town of Stallings: www.stallingsnc.org

Town of Unionville: www.unionvillenc.com
Town of Waxhaw: www.waxhaw.com
Town of Weddington: www.townofweddington.com
Village of Wesley Chapel: www.wesleychapelnc.com/
Town of Wingate: www.wingate.govoffice.com
Charlotte Chamber of Commerce: www.charlottechamber.com
Charlotte Regional Partnership: www.charlotteusa.com/index.asp
Lancaster County Economic Development Corporation: www.lancastersc-edc.com
Lancaster County Chamber of Commerce: www.lancasterchambersc.org
York County Economic Development Board: www.ycedb.com
South Carolina Department of Commerce: www.sccommerce.com