

FOR IMMEDIATE RELEASE

Contact:
Taylor Dellinger GISP, Data Analyst
Western Piedmont Council of Governments
736 Fourth Street SW
Hickory, NC 28602
Phone: 828-322-9191
taylor.dellinger@wpcog.org

**Data on New and Potential Subdivision Growth
Presented to the Future Forward Economic Alliance**

EDITOR'S NOTE:

When looking at the results the following cautions should be noted. Some of the potential subdivision growth may have been missed. The pace at which subdivisions develop can vary tremendously. The price of new homes in proposed subdivisions is generally unknown. The analysis cannot determine if the new homes are primary residences or second homes. Finally, subdivision plans can change over time; the data and maps show potential subdivisions as of December 2006.

A recent study by the Western Piedmont Council of Governments (WPCOG) shows rapid subdivision development over the next decade in the mountains and along the Catawba River and its chain of lakes.

According to the study, 230 potential subdivisions with 35,927 lots have or will soon be permitted in the 12-county Future Forward.

The highest concentration of the potential subdivision development is located along the Catawba River and around Lake Lure. Several large estate subdivisions have also been proposed or approved in mountain counties, according to Taylor Dellinger, WPCOG data analyst.

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The Alliance hopes to use the information gathered by the WPCOG to attract economic development in the region.

Catawba County had the most potential lots (6,179) followed by Caldwell (3,897) and Lincoln (3,892), Dellinger noted.

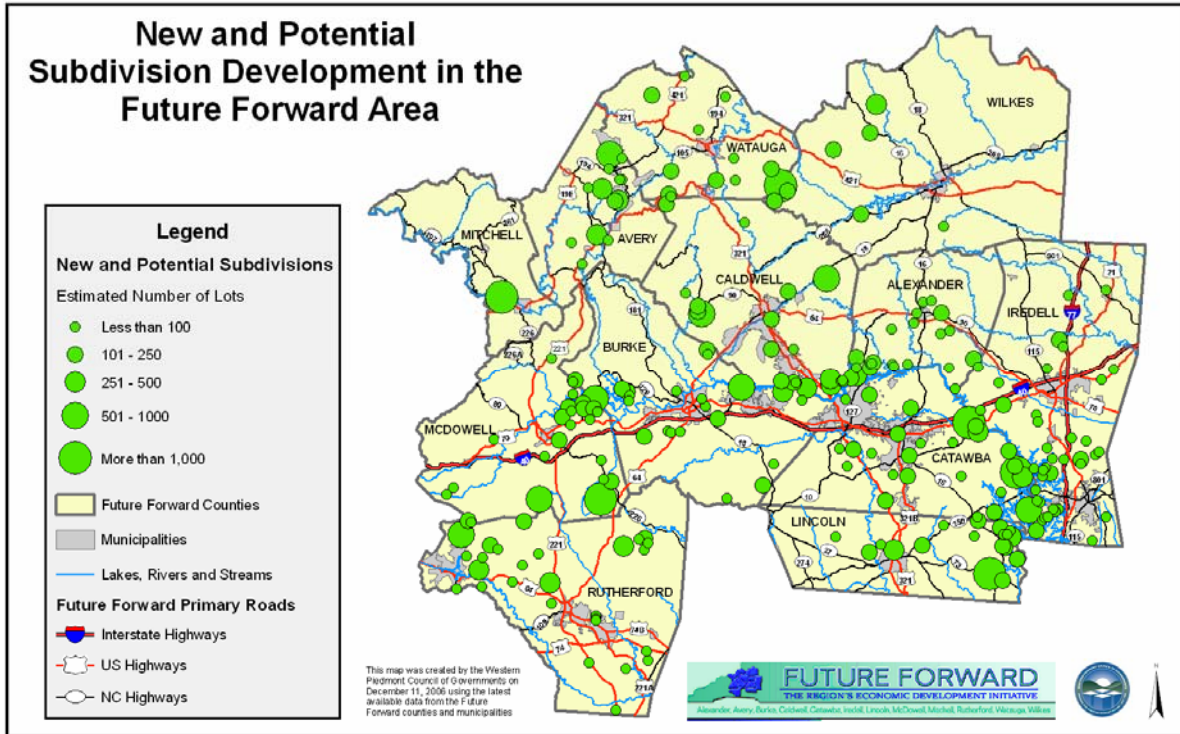
The conclusions of the study were reported to the Future Forward Economic Alliance Meeting at a recent meeting. The Future Forward Economic Alliance region includes the counties of Alexander, Avery, Burke, Caldwell, Catawba, Iredell, Lincoln, McDowell, Mitchell, Rutherford, Watauga, and Wilkes.

WPCOG staff contacted local planning, GIS or tax assessor staff in the 12-County area, including the larger municipalities and asked to provide the data for their county. This data included identifying the name and location of new potential subdivisions; the number of lots, generally at least 50, and the number of acres. Subdivisions listed are those planned or approved in the last two years.

Even with the cautions noted above, the Future Forward Economic Alliance believes that the data presented in the study can be used by economic developers in the 12 county region to bring in new businesses and employment to the region.

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The following information summarizes the new and potential subdivision activity for each of the 12 Future Forward counties.



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Alexander County

Total Estimated Lots: 1,756

Largest Subdivision: Oliver's Landing (278 lots) near Lake Hickory off North Shore Drive

Planned Developments in Alexander County			
Subdivision Name	Estimated Lots	Estimated Acres	Approximate Location
Alexander Heritage	70	35	Near T & D Lane and Telephone Exchange Road
Brett Will Court	45	60	Off Jay Burke Road
Clearview	79	60	Off Old Wilkesboro Road and Jay Burke Road
Colonial Estates	45	30	Off Paul Payne Store Road
Cornerstone Estates	34	45	Off Moose Road
Crestview	104	170	Off Drumstand Road
Deercreek	43	70	Off Hubbard Road
Deerfield	36	50	Off Elk Shoals Church Loop
Green Meadows	51	25	Off NC Highway 90 West
Heritage	146	120	Off Riverdell Road
Isaac Creek Estates	146	120	Off Bolick Farm Road
Lake Arrowwood	42	58	Off Church Road
Lynbrook	35	28	Off Millersville Road
Oliver's Landing	278	210	Near Lake Hickory off North Shore Drive
Ridge Creek	36	200	Off Basin Creek Drive and Center Lane
Riverwalk	70	200	Off Olive Road
Spring Hill	183	180	Off Lynell Street near NC Highway 90 East
Windsor Point	50	70	Near Tadpole Lane off Church Road
Wittenburg Landing	15	30	Off Espie Little Road near Lake Hickory
Wittenburg Springs	248	130	Off Rink Dam Road
Totals	1,756	1,891	

Source: Future Forward Area GIS, Planning and Tax Assessor Offices, 2006.

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Avery County

Total Estimated Lots: 2,554

Largest Subdivision: BM Developments (987 lots) near Spruce Hollow Road and the OZ Road

Planned Developments in Avery County			
Subdivision Name	Estimated Lots	Estimated Acres	Approximate Location
Apple Orchard	79	100	Off Tynecastle Highway (NC Highway 184) near Banner Elk
Bear Creek	40	100	Off Linville Falls Highway (US Highway 221) and Sunshine Lane
Bear Run	45	50	Off Tynecastle Highway (NC Highway 184) near Banner Elk
BM Developments	987	2,000	Near Spruce Hollow Road and The OZ Road
Carolida Acres	80	100	Off Old Chestnut Mountain Road and Little Plumtree Creek Road
ERDC Developments	275	1,800	Off Hickory Nut Gap Road
Fox Run II/Sunset Ridge	50	100	Off Elderberry Ridge Road
Laurel Hills	310	400	Off Laurel Hills Road near Ridge Road
Linville River Farm	63	75	Off the Linville Falls Hwy (US Highway 221)
Mountain Top	42	40	Off Elk Park Highway (NC Highway 194) and Blevins Creek Road
Silver Springs	56	100	Off Edgar Tufts Road near NC Highway 194
SM Cloud Spring	226	300	Near Rough Ridge Road south of Sugar Mountain
SM Grouse Forest	301	400	Near Rough Ridge Road south of Sugar Mountain
Totals	2,554	5,565	

Source: Future Forward Area GIS, Planning and Tax Assessor Offices, 2006.

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Burke County

Total Estimated Lots: 3,223

Largest Subdivision: The Setting of Lake Rhodhiss (667 lots) on the south shore of Lake Rhodhiss

Planned Developments in Burke County			
Subdivision Name	Estimated Lots	Estimated Acres	Approximate Location
Belmont	54	35	Off Byrd Road (near Silver Creek Area)
Cottage Park at Lake James	51	60	Off North Powerhouse Road
Dry Creek at South Pointe	123	250	Off Southpointe Dr (Lake James Area)
East Shores	600	900	Off NC Highway 126 (Lake James Area)
Fox Ridge	71	75	Off Icard Rhodhiss Road
Hawksbill at Lake James	90	100	Off North Powerhouse Road
Henry's Glen	73	33	East Union Street Morganton
High Peak Mountain Estates	100	150	Off Bethel Road near I-40
Hunterwood	50	60	Off Old Laurel Road
Jacobs Ridge	57	57	Off Pine Mountain Drive
Kayla's Ridge	109	150	Off Rhoney Road and Will Hudson Road and NC Highway 18 South
Kelsey Woods	54	75	Off Hopewell Road (Silver Creek Area)
Mullholland Estates	75	114	North side of Bethel Road east of Stonebridge Drive
Paradise Harbour	320	873	Off Lovelady Road between Drexel and Valdese
Pisgah Preserve	113	400	Near Old NC 105 and Linville Road
Rocky Creek	52	60	Off US Highway 64 West
Rogers Estates	110	150	Off Hartland Road
Silver Creek Plantation	118	130	Near Scott Road and Harold Shore Drive
South Pointe	234	500	Off Southpoint Drive (Lake James Area)
The Settings of Lake Rhodhiss	667	701	South shore of Lake Rhodhiss
Trenton Acres	58	65	Off Hartland Road
Winding Creek	44	27	North side of Saint Mary's Church Road
Totals	3,223	4,965	

Source: Future Forward Area GIS, Planning and Tax Assessor Offices, 2006.

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Caldwell County

Total Estimated Lots: 3,897

Largest Subdivision: Round Mountain Lake/Itera (520 lots) of NC Highway 90 near Globe

Planned Developments in Caldwell County			
Subdivision Name	Estimated Lots	Estimated Acres	Approximate Location
Anchors Landing	320	400	Off US Highway 321 near Northlakes Community
Annes Way	200	105	Off Legion Road Hudson
Antler Cove	45	45	Adjacent to Lake Hickory
Broadwater Landing	303	150	Northeast shore of Lake Rhodhiss south of Granite Falls
Brown Property	120	600	Off US Highway 221 near Grandfather Mountain
Caldwell Potential Development	600	3,000	Off NC Highway 18 North
Deer Creek	71	50	Off US Highway 321 Hudson
Doe Run	225	225	North shore of Lake Rhodhiss south of Sawmills
Falls at Lake Rhodhiss	150	150	North shore of Lake Rhodhiss south of Sawmills
Grandfather Vistas	74	1,000	Near US Highway 321 (Near Happy Valley)
Hayes Mill Landing	55	55	North shore of Lake Rhodhiss south of Sawmills
Heartwood Forest	49	515	Off NC Highway 90 near Globe
Highland Ranch	170	100	Off US Highway 321 in Lenoir
Plantation Point	101	125	Lake Hickory near Alexander County Line
Riverbend	360	360	Off US Highway 321 near Northlakes Community
Round Mountain. Lake/Itera	520	2,600	Off NC Highway 90 Near Globe
Stonegate Farm	31	31	Near Lake Hickory
The Bluffs of Wilson Creek	100	500	Wilson Creek off NC Highway 90 near Globe
The Settlement at Johns River	220	1,100	Off NC Highway 90 Near Globe
The Wildwoods & Piper Ridge	104	120	Off NC Highway 18 North near Cedar Rock
Twin Oaks	79	70	Near Lake Hickory
Caldwell County Totals	3,897	11,301	

Source: Future Forward Area GIS, Planning and Tax Assessor Offices, 2006.

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Catawba County

Total Estimated Lots: 6,179

Largest Subdivision: River Oaks (2,000 lots) between I-40 and US Highway 70 in the Town of Catawba

Planned Developments in Catawba County			
Subdivision Name	Estimated Lots	Estimated Acres	Approximate Location
Abernathy Park	94	28	Off Bethel Church Rd
Anchors Landing	62	32	Off Beatty Road and Mooring Place (Lake Norman Area)
Ashton Glen	55	41	Off Finger Bridge Road
Catawba Station	296	365	Off US Highway 70 and Wood Duck Way (Town of Catawba)
Chestnut Creek	52	32	Off Hewitt Road
Fox Chase	71	43	Off Sandy Ford Road
Hutton Estates	53	27	Off 19th Avenue NW Hickory
Ira Cline Plantation	200	121	Off Lee Cline north of Conover
Key Harbour	1,400	635	Off Island Point Road (Lake Norman Area)
Lake Norman Astoria-Saddlebrook	136	233	Off Long Island Road
Lawson's Creek	122	38	Off Sandy Ridge Road
Magnolia Place	117	28	Off 4th Street SW Conover
Marah	67	16	Off Burris Road
Northview Harbor	384	1,015	Off Island Point Road (Lake Norman Area)
Pebble Bay	245	337	Off Pebble Bay and River Hills Drive (Lake Norman Area)
River Oaks	2,000	511	Between Highway 70 and I-40 (Town of Catawba)
Schofield Place	58	50	Off Buffalo Shoals Road
Sigmon Hollow	120	57	Off Prison Camp Road and Greenway Avenue
South Lakes	95	42	Off McKay Road and Sigmon Dairy Road
StoneCraft Ph 6	67	49	Off Grassy Creek Road near NC Highway 16
Terripen Creek	100	635	Near Mollys Backbone Road
Thornbury Village	166	24	Off River Road
Village of Newton	102	40	Off Berkshire Drive near NC Highway 10
Wilson Estates	117	91	Off Startown Road and Blackburn Bridge Road
Totals	6,179	4,490	

Source: Future Forward Area GIS, Planning and Tax Assessor Offices, 2006.

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Iredell County

Total Estimated Lots: 2,889

Largest Subdivision: The Farms (552 lots) at Kemp Road and McKendree Road off Brawley School Road

Planned Developments in Iredell County			
Subdivision Name	Estimated Lots	Estimated Acres	Approximate Location
Alexander Knoll	15	12	Alpine Circle off Old Mountain Road
Anniston	64	104	Off Shearers Road near from Easter Lane
Augusta Greens	74	83	Mock Mill Road off Sharon School Road
Bay Crossing	106	162	Bay Crossing Drive off Perth Road
Beacon Pointe	38	59	Bullfinch Road off Fern Hill Road
Cain Road Estates	13	10	Off Grain Road and Old Mountain Road
Carlyle Farms	42	38	Carlyle Road off and US Highway 21
Chesapeake Pointe	71	96	Cove Creek Road off Isle of Pines Road
Davidson Woods	36	25	Winding Cedar Drive and Buffalo Shoals Road
Deer Crossing	144	409	Deer Haven Drive off US Highway 21 N
Donsdale	72	57	Whites Farm Road off US Highway 21 N
Edgewater Park	63	71	Blume Road off Brawley School Road
Estates at Sundown Cove	70	41	Sundown Cove Drive Off Sundown Road
Fairhaven	28	30	Brawley Road off Shinnville Road
Georgia Mills Plantation	159	139	Off Houston Road
Harmony Country Estates	15	25	Tranquility Land off Rabbit Highway
Kelly Farmsteads	29	23	Fieldhaven Place off Amity Hill Road
Lakeside Farms	15	15	Near Canvasback and Wood Duck Loop
New Salem Estates	11	12	New Salem Road off US Highway 64
Norman Woods	12	11	Off Woodstream Road off Stuttz Road
Northington Woods	68	90	Fern Hill Road off of Wildwood Cove Road
Oak Ridge	42	66	Weathers Creek off Ostwalt Amity Road
Olin Glen	52	87	Olin Road off Jennings Road
Parkwood at Falls Cove	87	133	Off Morrison Farm Road
Pinnacle Shores	14	8	High Hills Drive of NC Highway 150
Red Barn Estates	168	140	US Highway 70 and N Shady Rest Road
River Oaks at Lake Norman	119	200	US Highway 70 West near the Catawba County Line
Sage Forest	20	12	Swann Road off US Highway 64
Shavender's Bluff	20	18	Palmer Marsh Place off Beaten Path
Shinnville Estates	5	1	Nuthatch Drive and Shinnville Road

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Planned Developments in Iredell County (Continued)			
The Farms	552	655	Kemp Road off Brawley School Road
The Fork at Fourth Creek	63	54	Off Fort Dobbs Road off Chipley Ford Road
The Point on Norman	206	233	Polpis Drive off Brawley School Road
The Preserve at Isle of Pine	50	42	Corner of Isle of Pines and Turbyfill Road
Twin Creek Estates	61	60	State Park Road off Perth Road
Walden Ridge	64	113	Teeter Road off Linwood Road
Williams Farm	18	12	Charis Lane off and Old Mountain Road
Winding Forest	59	82	Perth Road across from Clontz Hill Road
Woodland Hills	26	22	Wood Duck Loop off Brawley School Road
Woodleaf	60	60	Fern Hill Road at Kenway Loop
Totals	2,889	3,560	

Source: Future Forward Area GIS, Planning and Tax Assessor Offices, 2006.

Lincoln County

Total Estimated Lots: 3,892

Largest Subdivision: Carolina Ridge (1,571 lots) off NC Highway 73 at Little Egypt Road (East Lincoln Area)

Planned Developments in Lincoln County			
Subdivision Name	Estimated Lots	Estimated Acres	Approximate Location
Burton Creek	385	249	Blades Trail and Webbs Road (Lake Norman Area)
Carltons Ridge	86	73	Reepsville Road (Vale Area)
Carolina Ridge	1,571	599	NC Highway 73 at Little Egypt Road (East Lincoln Area)
Cline Farm	203	277	Reepsville Road (Lincolnton Area)
Coldwater Creek	102	76	Old Mill Road (Pumpkin Center Area)
Eastwind Cove	97	77	Webbs Road (Lake Norman Area)
Harbor Oaks	105	187	Pine Ridge Drive (Lake Norman Area)
Jim Austin Sub	25	40	Off Startown Road Lincolnton
Killian Crossing	131	149	Grassy Creek Road (East Lincoln Area)
Lakewood	88	73	Burton Lane (Lake Norman Area)
Lincoln Meadows	300	400	Off Wilma Sigmon Road (Lincolnton)
Lincoln Oaks	70	87	NC Highway 150 East (Pumpkin Center Area)
Norman Pointe	79	58	Webbs Road (Lake Norman Area)
The Village at Unity	230	42	Unity Church Road (Lake Norman Area)
Waterside Crossing X	100	49	Sifford Road (East Lincoln Area)
Westport Golf Course	126	54	Golf Course Drive South (Lake Norman Area)
Westport Townhomes	124	29	Fairfield Forest Road (Lake Norman Area)
Willow Farms	70	111	Beth Haven Church Road (East Lincoln Area)
Totals	3,892	2,630	

Source: Future Forward Area GIS, Planning and Tax Assessor Offices, 2006.

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McDowell County

Total Estimated Lots: 3,141

Largest Subdivision: Grandview Peaks (1,050 lots) off Joe Branch Road

Planned Developments in McDowell County			
Subdivision Name	Estimated Lots	Estimated Acres	Approximate Location
1780 Development	15	30	Off NC 126
Bent Creek	200	500	Off Trinity Church Road
Black Forest Phase II	20	25	Off Lake James Road
Crooked Creek Estates	20	40	Off Mount Hebron Road
Dobson's Knob	40	60	Off Old Linville Road
Forest Heights	200	345	Off Old Wildlife Road
Grand View Peaks	1,050	2,000	Off Joe Branch Road
Grants Mountain	20	40	Off Ashworth Road
Greystone	200	400	Lake James Area?
Haven Heights	101	320	Near US Highway 221 Business and Foxwood Drive Near Marion
Hidden Lakes	40	80	Off Walker Road
Kati Creek	40	60	Off NC Highway 226 South
Old Wildlife Club	100	100	Off NC 126
Pisgah Preserve	40	115	Off Linville Road
Proposed Development: Burnette Road	20	40	Off Burnett Road
Queens Crossing	100	200	Lakes James Area?
Stellar View Estates	50	113	Off NC Highway 226 South
The Arbor	75	150	Off Old Number 10
The Meadows	40	60	Off US Highway 70 East
The Oaks	20	30	Off US Highway 70 East
Upton's Landing	150	250	Upton's Landing Road (Lake James Area)
Wild Ridges	600	1,000	Off Rock House Road
Totals	3,141	5,958	

Source: Future Forward Area GIS, Planning and Tax Assessor Offices, 2006.

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Mitchell County

Total Estimated Lots: 1,400

Largest Subdivision: Penland (1,400 lots) off NC 226 and US Highway 19E northwest of Spruce Pine

Planned Developments in Mitchell County			
Subdivision Name	Estimated Lots	Estimated Acres	Approximate Location
Penland	1,400	3,500	Off NC 226 and US Highway 19E northwest of Spruce Pine
Totals	1,400	3,500	

Source: Future Forward Area GIS, Planning and Tax Assessor Offices, 2006.

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Rutherford County

Total Estimated Lots: 2,905

Largest Subdivision: Greyrock (700 lots) off Buffalo Creek Road

Planned Developments in Rutherford County			
Subdivision Name	Estimated Lots	Estimated Acres	Approximate Location
Aberdeen	28	19	Off Hudlow Road near US Highway 74 Business (Forest City)
Black Rock Falls	60	200	Off US Highway 64/74-A West
Blue Hills	8	25	Off Cove Road
Brookside Forest	42	100	Off Bills Creek Road
Buffalo Cove	50	100	Off Buffalo Creek Road
Cabin Creek	40	50	Off Flynn Road
Cedar Creek Mountain	28	110	Off Cedar Creek Road
Clearwater Creek	325	1,300	Off Thompson Road
Creekside Sub	24	12	Off Old Henrietta Road
Fox Gate	40	200	Off Bostic/Sunshine Road
Greyrock	700	1,400	Off Buffalo Creek Road
Hill's Creek Crossing	25	40	Off Henrietta/Ellenboro Road
Horse Creek Farms	44	60	Off State Line Road
Meadow Springs	19	25	Off Morning Star Lake Road
Montebello	34	51	Off Hudlow Road near US Highway 74 Business (Forest City)
Mountain Way	40	150	Off Bill's Creek Road
Queen's Gap	150	575	Off Painters Gap Road
Retreat at Cedar Creek Falls	123	164	Off Cedar Creek Road
South Mountain Peaks	109	800	Off Luckadoo Mountain Road
Stonecrest Sub	38	80	Off Grassy Knob Road
Sweetbriar Farms	100	400	Off Bill's Creek Road
The Palms	48	46	Off Hudlow Road near US Highway 74 Business (Forest City)
The Ridge @ South Mountain	43	75	Off Bostic/Sunshine Road
The Summit	90	200	Off Luckadoo Mountain Road
Twelve Mile Post	48	150	Off US Highway 64/74-A West
Twin Creek Farms	50	120	Off US Highway 74?
Vista @ Bill's Mountain	276	600	Off Bill's Creek Road
Wildewood	58	150	Off Painters Gap Road
Yellowtop Mountain Estates	265	1,000	Off Waters Road
Totals	2,905	8,202	

Source: Future Forward Area GIS, Planning and Tax Assessor Offices, 2006.

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Watauga County

Total Estimated Lots: 2,718

Largest Subdivision: Laurelmore (Watauga County Portion-1,687 lots) located at the County Line near Elk Mountain Road and Dugger Fire Tower Road

Planned Developments in Watauga County			
Subdivision Name	Estimated Lots	Estimated Acres	Approximate Location
Buckeye Creek	86	68	Blowing Rock Township off US Highway 221 South
Cabin Cove	89	244	New River Township off Running Dear Trail
CSL Properties-Unknown Name	152	272	Blowing Rock Township off US Highway 221 South & Church Road
Firethorn	138	142	Blowing Rock Township off Us Highway 321 South
Heavenly Mountain Resort	100	400	Elk Township near Gated Gray Road
Laurelmore (Watauga County Portion)	1,687	5,100	Watauga County Line near Elk Mountain Road and Dugger Fire Tower Road
Stone Mountain Mill Log Home Resort	52	61	Meat Camp Township off Burkett Road
Summit at Lost Ridge	110	260	Beaver Dam Township off Lost Ridge Trail
Sunalei	80	989	Cove Creek Township off Rich Mountain near State Line
Tanawha	58	462	Blue Ridge Township off Sampson Road
Turtle Creek	56	67	New River Township off Deerfield Road
Twin Rivers	110	400	Watauga Township of NC Highway 105 South
Totals	2,718	8,465	

Source: Future Forward Area GIS, Planning and Tax Assessor Offices, 2006.

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Wilkes County

Total Estimated Lots: 1,373

Largest Subdivision: Chestnut Mountain Farms (305 lots) off NC Highway 16 North and State Road 1567

Planned Developments in Wilkes County			
Subdivision Name	Estimated Lots	Estimated Acres	Approximate Location
Buck Mountain	200	1,200	Off Pumpkin Run Rd and US Highway 421 N
Chestnut Mountain Farms	305	1,500	Off NC 16 North and State Road 1567
Cielo Falls	250	900	Off NC Highway 268 near Kerr Scott Lake
Five Springs	50	200	Off East Meadows Road
Leatherwood Mountain	100	1,000	Near Elk Creek Darby Road
Laurelmore (Wilkes County Portion)	163	900	County Line near Elk Mountain Road and Dugger Fire Tower Road
Majestic Mountain	150	1,000	Off NC Highway 16 North and Rendezvous Mountain Road
Sutter's Ridge	155	500	Off Elk Creek Darby Rd
Wilkes County Totals	1,373	7,200	

Source: Future Forward Area GIS, Planning and Tax Assessor Offices, 2006.

For additional information <http://www.future-forward.net> or
Contact: taylor.dellinger@wpcog.org
Phone: 828-322-9191

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