

Look for growth at state line

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Construction has started on one of [Pineville's](#) first new housing developments in a decade.

Work crews began grading and site work about three months ago at Huntley Glen, 142 homes going up on 100 acres along Dorman Road near the state line.

The developer will turn the lots over to builder Lennar Homes in late fall, and the first houses should be ready by spring 2008, said Eric Greenway, president of developer Coulston Enterprises, which is based in [Fort Mill, S.C.](#)

Huntley Glen is part of Coulston's master plan for Emerald Lakes, a 1,000-acre project that will eventually include 800 to 900 single-family homes and 300 to 400 multifamily units, he said.

Most of the community will sit across the state line in Lancaster and York counties. Emerald Lakes is in varying stages of construction, with several families already living there, Greenway said.

Homes in Huntley Glen will be among the most high-end in the development, likely costing \$350,000 to \$400,000, he said.

One feature of the neighborhood will be its ties to local greenways. While Huntley Glen will span just over 100 acres, about half the land is floodplain dedicated to the [Mecklenburg County](#) Greenway system, Coulston Enterprises officials have said.

The neighborhood is progressing on schedule, Greenway said. He expects the entire Emerald Lakes project to be finished in six to eight years.

Huntley Glen is one of the first new housing developments in Pineville in a decade, part of a wave of recent growth that followed the town's commercial boom of the 1980s and 1990s, Zoning Administrator Kevin [Icard](#) said.

Other communities going up along and near Dorman Road include Carolina Village, with about 300 single-family homes and townhomes, and Parkway Crossing, which will combine about 180 residential units with business and retail space near Carolina Place mall.

Both are in the early construction stages now.

The communities will join McCullough, the planned 1,000-home development straddling the state line near N.C. 51 that's already started buzz in Pineville and beyond.

Icard said he hasn't heard much feedback from current residents, adding that because the Dorman stretch is fairly isolated, 'most people don't even know (the developments) are there.'

Still, the projects could signal a major change for Pineville, he said.

'It's going to be a pretty big explosion in the area,' Icard said. 'From a staff point of view, it's always nice to have that residential growth.'

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