

From: [David Burnett](#)
To: [Brandon Maxwell](#)
Cc: [Stacey Barber](#); [William Moore](#); [Lauren Phipps](#); [Danny McManus Jr](#); [Kathy Heintel](#); [Melissa Merrell](#); [Sarah May](#); [Matt Helms](#); [Scott Spencer](#); [James Eversole](#); [Matt Lasher](#)
Subject: RE: The Estates at Marvin Acres
Date: Sunday, October 2, 2022 2:58:28 PM

Hello Brandon and thank you for contacting us. The Village apparently does not advertise Hunter Nestor's email address so please forward this to him.

The Estates at Marvin Acres is a proposed 21 sfu development to be located on Marvin Rd and Joe Kerr Rd. It will be within the following school attendance areas for the upcoming (2022-2023) school year:

Marvin Elementary currently at 104.4% rated capacity
Marvin Ridge Middle currently at 96.8% rated capacity
Marvin Ridge High currently at 112.66% rated capacity

PLEASE NOTE: Although the above schools are the current assignments for this area, the Union County Public Schools Board of Education has the obligation and reserves the right to modify assignments in order to optimize facility utilization and efficiency. By our accounting, this will bring the number of planned and not built housing units within the Marvin ES attendance area to approximately 216 units. This includes:

- Oldenburg: 41 additional units
- Three Pond Acres: 4 additional units
- Towns at Audrey Park: 1 additional units
- Broadmoor: 69 units
- Estates at Marvin Branch: 12 units
- Heritage at Marvin: 68 units
- Estates at Marvin Acres: 21 acres

Also within the Marvin Ridge cluster attendance area (for a total of approximately 288 units) are:

- Belle Grove: 14 additional units
- Leacroft 10 units
- Providence Estates: 41 units
- Wingard Meadows: 7 units

Per Board of Education policy, none of the three assigned schools are any longer accepting transfers due to high enrollment. All are currently at or above design capacity. Additional residential construction contributes to high enrollments, which in turn exacerbate problems such as:

- Additional mobile classrooms
- Inadequate capacity for food service and rest room facilities
- Rationing of access to the Media Center
- Insufficient parking and queuing space for parents to safely deliver or pick up their children

- Inadequate planning/meeting space for additional staff.

Thank you

Dave Burnett

Director of Facilities

Union County Public Schools

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From: Brandon Maxwell <brandon@exponential-equity.com>

Sent: Wednesday, September 28, 2022 5:22 PM

To: David Burnett <David.Burnett@ucps.k12.nc.us>

Subject: Re: The Estates at Marvin Acres

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Thanks, David! I appreciate the response and your time. The parcel numbers are:

06237003 & 06237003A

Please excuse the brevity and/or typos, as this message was sent using a mobile device.

From: David Burnett <David.Burnett@ucps.k12.nc.us>

Sent: Wednesday, September 28, 2022 5:14:45 PM

To: Brandon Maxwell <brandon@exponential-equity.com>

Subject: Re: The Estates at Marvin Acres

Please provide a map of the development area and/or parcel numbers. Thanks

Sent from my iPhone

On Sep 28, 2022, at 10:28 AM, Brandon Maxwell <brandon@exponential-equity.com> wrote:

WARNING: This email originated outside of our organization.

DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good morning, David,

My name is Brandon Maxwell, and I am with Exponential Development. We are getting ready to submit an application and site plan for a 21 lot, single-family subdivision in Marvin. We were advised by Hunter Nestor, Planning Director for the village, that it would be a good idea to get some information on potential school impact this project may have on the local school system. I believe this project location would fall within Marvin Elementary, Marvin Middle and Marvin High. Would you be able to provide us with some information that we can present to planning staff and the council members? We would like to be as prepared as possible to furnish any information council may have during their review. Also, if capacity presents a concern, what is the process to see if this project could be served by other schools in the area? Thank you very much, in advance!

Best Regards,

Brandon Maxwell

Partner - Exponential Development

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