

From: [David Burnett](#)
To: [Danny McManus Jr](#)
Subject: FW: Rezoning on McManus Road
Date: Thursday, February 9, 2023 4:42:57 PM
Attachments: [image001.png](#)
[221375 - Rezoning Package.pdf](#)

Please post this on the website. Thanks

Dave Burnett, LEED AP Director of Facilities

Union County Public Schools
201 Venus Street
Monroe, NC 28112

704-296-3160 X6755 (Phone)
704-218-1716 (Cell)
<https://www.ucps.k12.nc.us>

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From: David Burnett
Sent: Thursday, February 9, 2023 4:41 PM
To: Bjorn Hansen <bjorn.hansen@unioncountync.gov>
Cc: Kathy Heintel (Kathy.Heintel@ucps.k12.nc.us) <Kathy.Heintel@ucps.k12.nc.us>; Sarah May <Sarah.May@ucps.k12.nc.us>; Matt Helms <Matt.Helms@ucps.k12.nc.us>; Gary Sides <Gary.Sides@ucps.k12.nc.us>; Todd Price <Todd.Price@ucps.k12.nc.us>; William Moore <William.Moore@ucps.k12.nc.us>; KIM CHINNIS <KIM.CHINNIS@ucps.k12.nc.us>; John DeLucia (john.delucia@ucps.k12.nc.us) <john.delucia@ucps.k12.nc.us>; Tracy Strickland <tracy.strickland@ucps.k12.nc.us>
Subject: RE: Rezoning on McManus Road

[Bjorn,](#)

Thank you for sending this proposed development our way. I understand the McManus development consists of 150 single family homes on approximately 209 acres located south of Hwy 200 and east of Rocky River Rd (tax parcel 04-255-004). Currently this development is located within the following school attendance areas:

[Prospect Elementary School at 72% rated capacity](#)
[Parkwood Middle at 85% rated capacity](#)

Parkwood High at 78% 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 development will bring the number of planned and not built housing units within the Prospect ES attendance area to approximately 190 units. This includes:

Appaloosa Pointe	2
Cody Downs	89
Hickory Hollow	13
Hidden Meadows	9
Lathans Pond	4
Safehouse	44
Simpson Acres	3
The Homestead	12
Wildwood Reserve	14

Also within the Parkwood MS/HS cluster attendance area (for a total of approximately 3,032 units, inclusive of Prospect ES developments) are:

Amavi	139
Andover Chapel	69
Appaloosa Pointe	2
Aubert Landing	8
Belshire	105
Bluffs at Wesley Chapel	37
Blythe Mill Towns	120
Broadstreet Homes	20
Cody Downs	89
Conservancy at Waxhaw Creek	49
Cotton Park	227
Encore at Streamside*	453
Glenview Meadows	22
Grove Manor*	76
Hickory Hollow	13
Hidden Meadows	9
Lathans Pond	4
Millbridge	87
Olde Town Village	66
Orchard Creek	309
Piper Meadows	80
Preserve at Forest Creek	170

Rogers Pond	124
Rone Creek Station	129
Safehouse	44
Seven Hills	189
Simpson Acres	3
Stonebridge	14
The Estates at Soen	18
The Homestead	12
Trails End	146
Villages of Waxhaw	32
Walnut Crest	25
Walnut Crest	6
Wildwood Place	10
Wildwood Reserve	14
Wrenn Creek	112

* 55+

This project, by itself, is not expected to adversely impact these listed school enrollments. Should all proposed developments listed be fully realized within a short build-out period, the secondary school enrollments could be problematic.

Dave Burnett, LEED AP Director of Facilities

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Dave,

We have received a conditional rezoning for a 150 home development in southern Union County. Please let me know UCPS comments for us to include in the staff review.

Thanks,

Bjorn

Bjorn E. Hansen, AICP CTP

Senior Planner – Long Range Planning | Planning Department

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