

From: [David Burnett](#)
To: [Danny McManus Jr](#)
Subject: FW: Dickson Farm Subdivision Resubmittal
Date: Friday, February 17, 2023 3:08:36 PM
Attachments: [2022-009 Dickson Farm ConceptualProjectPlan 12-19-22.pdf](#)

Please post.

Dave Burnett, LEED AP Director of Facilities

Union County Public Schools
201 Venus Street
Monroe, NC 28112

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<https://www.ucps.k12.nc.us>

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From: David Burnett
Sent: Friday, February 17, 2023 3:06 PM
To: Bjorn Hansen (bjorn.hansen@unioncountync.gov) <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>; Stacey Barber <Stacey.Barber@ucps.k12.nc.us>; MICHAEL HARVEY <MICHAEL.HARVEY@ucps.k12.nc.us>; Gina Chisum <GINA.CHISUM@ucps.k12.nc.us>; Cathy Haney <Cathy.Haney@ucps.k12.nc.us>
Subject: Dickson Farm Subdivision Resubmittal

[Bjorn,](#)

Thank you for sending this proposed development our way. I understand the Dickson Farm development was previously submitted and not approved. This proposal consists of 391 single family homes on approximately 179 acres located south of Hwy 84 between Rocky River Rd (tax parcel 09-402-011 and 011G) and Airport Rd. Currently this development is located within the following school attendance areas:

Rocky River Elementary School at 78% rated capacity
Sun Valley Middle at 85% rated capacity

Sun Valley High at 89% 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 (to include rezoning phases) and not built housing units within the Rocky River ES attendance area to approximately 1,570 units.

This includes:

Braemar Village	82
Chateau Estates	18
Dickson Farm	391
Jonhaven Townhomes	54
Regent Pines	99
Starlite	99
Village at Rocky River	180
Villages at Rocky River West	295
Wildwood	307
Willoughby Woods	45

Also within the Sun Valley MS/HS cluster attendance area (for a total of approximately 4,742 units, inclusive of Rocky River ES developments) are:

Arka Heights	210
Bailey Mills	92
Belshire	57
Chestnut Lane Subdivision*	34
Cottages West	44
Dickson Farm	391
Evoke at Indian Trail	320
Exchange at Indian Trail	312
Fenwick Commons	44
Grove at Chestnut Park	93
Harkey Creek	182
Harpers Run	98
Heritage	173
McClendon Place	180
Moore Farm	584
NFM Townhomes	86
Potter Rd Townhomes	87
Sagecroft	473
Sagecroft Townhomes	84
Sun Valley Marketplace	500
The Hub	350
Villages at Rocky River West	295
Weddington Pointe	53

* 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 would be problematic.

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