

From: [David Burnett](#)
To: [Danny McManus Jr](#)
Subject: FW: New Subdivision - Indian Trail (Terra Nova Subdivision)
Date: Friday, March 10, 2023 3:25:52 PM

When convenient, please post 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: Friday, March 10, 2023 3:25 PM
To: Tyler Hayaski <tah@indiantrail.org>
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>; Todd Price <Todd.Price@ucps.k12.nc.us>; Gary Sides <Gary.Sides@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>; Cole Hurst <Cole.Hurst@ucps.k12.nc.us>; Lindsey Williams <Lindsey.Williams@ucps.k12.nc.us>
Subject: RE: New Subdivision - Indian Trail (Terra Nova Subdivision)

Tyler,

Thank you for sending this proposed development our way. I understand the Terra Nova development is in no way part of the Terra Novus development – thank you for clarifying. This proposal consists of 42 single family homes and 66 Townhomes on multiple tracks (including tax parcel 07-090-012) located west of Old Monroe Rd across from Pickett's Circle. Currently this development is located within the following school attendance areas:

Shiloh Valley Primary at 90% rated capacity (As of 2-5-23)
Shiloh Valley Elementary at 71% rated capacity (As of 2-5-23)

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. Additional residential construction can contribute 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.

By our accounting, this development will bring the number of planned (to include rezoning phases) and not built housing units within the Shiloh Valley attendance area to approximately 2,238 units.

This includes:

Arka Heights	210
Evoke at Indian Trail	320
Harkey Creek	182
Heritage	173
NFM Townhomes	86
Sagecroft	473
Sagecroft Townhomes	84
Sun Valley Marketplace	500
Terra Nova	108
Weddington Pointe	53
Williams Pond	49

Also within the Sun Valley MS/HS cluster attendance area (for a total of approximately 4,850 units, inclusive of Shiloh Valley 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
Terra Nova	108
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 many of the proposed developments listed be fully realized within a short build-out period, these school enrollments would be problematic.

Dave Burnett, LEED AP Director of Facilities

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From: Tyler Hayaski <tah@indiantrail.org>

Sent: Wednesday, March 8, 2023 4:08 PM

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

Subject: Re: New Subdivision - Indian Trail (Terra Nova Subdivision)

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Hey Dave,

Legitimate question, but it is in fact a different development. We did request they change their

name to not cause confusion. Terra Novus with 150 units is near Idlewild and Crismark while Terra Nova is along Old Monroe near Sun Valley.

Thanks,

Tyler A. Hayaski

From: David Burnett <David.Burnett@ucps.k12.nc.us>
Sent: Wednesday, March 8, 2023 3:35:38 PM
To: Tyler Hayaski <tah@indiantrail.org>
Subject: RE: New Subdivision - Indian Trail (Terra Nova Subdivision)

Tyler,

Just confirming. We believe we had received this proposed subdivision before. Then, was it known as Terra Novus and had 150 units? Is this the same development at 109 units?

Dave Burnett, LEED AP
Director of Facilities

Union County Public Schools
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From: Tyler Hayaski <tah@indiantrail.org>
Sent: Monday, March 6, 2023 4:52 PM
To: David Burnett <David.Burnett@ucps.k12.nc.us>
Cc: Tyler Hayaski <tah@indiantrail.org>
Subject: New Subdivision - Indian Trail (Terra Nova Subdivision)

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content is safe.

Hey Dave,

Hope this email finds you well. I received your information from one of our Senior Planners, Tim Jones. We have a new proposed project and rezoning in the Town. Please see concept plan attached. PID's are 07090012, 07090011C, M7090014A, M7090014, N7090014, N7090014A. When you have a moment, could you please provide me with the school attendance zones for 2023-2024 school year for the schools impacted by this proposed development? Below is a snapshot of what we have used in our Planning Board packets for a previous project:

School Attendance Zones 2021-2022 School Year:		
1.	Indian Trail Elementary	Currently at 87% rated capacity
2.	Sun Valley Middle	Currently at 92% rated capacity
3.	Sun Valley High	Currently at 88% rated capacity

The Union County Board of Education has the obligation and reserves the right to modify assignments in order to optimize facility utilization and efficiency. According to their accounting records, this development will bring the number of planned and not built housing units within the Indian Trail Elementary School attendance area to approximately 2279 units and in the Sun Valley attendance area approximately 6043 units. 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.

If you need any additional information from me, please let me know!

Thanks,

Tyler A. Hayaski, CZO
Senior Planner/GIS

Town of Indian Trail
315 Matthews-Indian Trail Rd
PO Box 2430
Indian Trail, NC 28079
Email: tah@indiantrail.org
Website: www.Indiantrail.org
[Interactive Zoning Map](#)
[Developments Projects Map](#)

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