

From: [PlanningInfo](#)
To: ["Keri Mendler"](#)
Cc: [William Moore](#); [Lauren Phipps](#); [Danny McManus Jr](#); [Stacey Barber](#); [Sarah May](#); [Matt Helms](#); [Todd Price](#); [Gary Sides](#); [Sharyn VonCannon](#); [Cassie Eley](#); [Dylan Stamey](#)
Subject: RE: New Project - Sycamore Apartments
Date: Friday, August 4, 2023 3:31:36 PM

Keri, thank you for informing UCPS of planned development and sorry for the late response.

Sycamore will be a 275 unit apartment complex to be located along the Monroe Expressway at the Morgan Mill interchange. It will be located within the following school attendance areas for the upcoming (2023-24) school year:

Unionville Elementary	Currently at 97% rated capacity
Piedmont Middle	Currently at 100% rated capacity
Piedmont High	Currently at 79% 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 Unionville ES attendance area to approximately 1555 units. This includes:

- Kellerton Place: 48 additional units
- Scotch Meadows: 108 additional units
- The Ridge at 601: 522 units
- Sabella Estates: 18 additional units
- Eastwood: 90 units
- Wellington: 256 units
- Monroe Chase 238 units

Also within the Piedmont cluster attendance area (for a total of approximately 2821 units) are:

- Woodlands Creek: 14 additional units
- Secrest Meadows: 135 units
- Simpson Farms: 42 additional units
- Stewarts Crossing: 169 units
- Founders Point: 78 additional units
- Blue Sky Meadows: 360 units
- Peppervine Glen: 72 units
- Fowler Secrest: 100 units
- Secrest Price Road Site: 156 units
- New Salem Estates: 20 additional units
- Army Rd Subdiv: 40 units
- Ashe Meadows: 65 units
- Windsong: 27 units
- Brief Estates: 8 units
- Mill Grove Subdivision: 80 units

Per Board of Education Policy, neither Unionville ES nor Piedmont MS are accepting any additional transfers due to high enrollment. 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

Don Ogram

Planning

Facilities Department

Union County Public Schools

201 Venus St

Monroe, NC, 28112

(704) 296-3160 X 6766 (Phone)

(704) 296-3163 (Fax)

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

Note: All email correspondence to and from this address is subject to public review under the NC Public Records Law.

As a result all messages may be monitored by and disclosed to third parties.

In compliance with federal law, Union County Public Schools administers all educational programs, employment activities and admissions without discrimination against any person on the basis of gender, race, color, religion, national origin, age or disability.

From: Keri Mendler <khutchins@monroenc.org>

Sent: Monday, July 10, 2023 9:13 AM

To: PlanningInfo <Planninginfo@ucps.k12.nc.us>

Cc: William Moore <William.Moore@ucps.k12.nc.us>

Subject: New Project - Sycamore Apartments

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,

Attached is a site plan submitted for a new apartment complex on Morgan Mill Road adjacent to the Monroe Expressway on parcels 09143003C, 09143003B, 09143003D, 09143003J, 09143003, 09143003E, 09133003H, 09143003G, 09143002C, and a portion of 09143004D (located between the Monroe Expressway and Lee Park Baptist Church).

The proposal is for 275 apartment units, which will be a mix of one and two bedrooms. I would request any comments the school has by July 25, 2023.

Thank you,

Keri Mendler, AICP, CZO

Senior Planner

City of Monroe

300 W. Crowell Street/ P.O. Box 69

Monroe, NC 28112-0069

(704)-282-5797 p

(704)-283-7704 f

kmendler@monroenc.org



E-mail correspondence to and from this address may be subject to North Carolina's public records laws and if so, may be disclosed.