

From: [PlanningInfo](#)
To: ["Lauren Lafond"](#)
Cc: [William Moore](#); [Lauren Phipps](#); [Danny McManus Jr](#); [Stacey Barber](#); [Sarah May](#); [Matt Helms](#); [Todd Price](#); [Gary Sides](#); [Ernest Marcello](#); [Catherine Perry](#); [Jeffery Stout](#)
Subject: RE: Perrin 1st submittal
Date: Friday, August 4, 2023 5:13:32 PM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Lauren, thank you for keeping UCPS informed of planned residential development. Perrin is a proposed 336 unit mixed-use development to be located along Waxhaw Pkwy at Hwy 16. It will be located within the following school attendance areas for the upcoming (2023-24) school year:

Waxhaw Elementary	Currently at 94% rated capacity
Cuthbertson Middle	Currently at 102% rated capacity
Cuthbertson High	Currently at 108% 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 Waxhaw ES attendance area to approximately 2275 units. This includes:

- Preserve at Forest Creek: 158 additional units
- Conservancy at Waxhaw Creek: 48 additional units
- Rone Creek Station: 129 units
- Belshire: 105 units
- Villages of Waxhaw: 32 units
- Encore at Streamside: 453 units
- Olde Town Village: 66 units
- Wildwood Place: 3 additional units
- Blythe Mill Townhomes: 120 units
- Amavi Waxhaw: 139 units
- Trails End: 146 units
- Rogers Pond: 124 units
- Seven Hills: 189 units
- Cotton Park: 227 units

Also within the Cuthbertson cluster attendance area (for a total of approximately 2285 units) are:

- Eagles Landing: 10 units

Per Board of Education Policy, neither Cuthbertson MS nor Cuthbertson HS 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>

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From: Lauren Lafond <llafond@waxhaw.com>
Sent: Monday, July 10, 2023 4:08 PM
To: Technical Review Committee <trc@waxhaw.com>; PlanningInfo <Planninginfo@ucps.k12.nc.us>
Subject: Perrin 1st submittal

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Good afternoon TRC Members!

Please see the dropbox link below for the 1st submittal review for Perin

In the dropbox link you will find:

- Site Plan
- Elevations

Dropbox link <https://www.dropbox.com/scl/fo/ct5rxxswtsaivsqnfjxjs/h?rlkey=mvuq9b4uwsmo3hg93tb1iqzva&dl=0>

Please review the plans and send comments back to ltompson@waxhaw.com by **close-of-business Thursday, August 10th**. If you need additional time, please let me know

If this submittal does not pertain to your organization please ignore!

336 Multifamily Housing Units. 54K SF Commercial



LAUREN LAFOND
PLANNING TECHNICIAN

Town of Waxhaw
[1150 N. Broome St., PO Box 6](mailto:llafond@waxhaw.com)
[Waxhaw, NC. 28173](mailto:llafond@waxhaw.com)
office [704.843.2195 x242](tel:704.843.2195)
fax [704.843.2196](tel:704.843.2196)
email llafond@waxhaw.com
Visit us at www.waxhaw.com



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