



RIS - City of Monroe - Karsyn's Place 06.19.2025

From Sara Hymel <Sara.Hymel@ucps.k12.nc.us>
Date Thu 6/19/2025 8:07 AM
To mbrightharp@monroenc.org <mbrightharp@monroenc.org>; pblaszyk@monroenc.org <pblaszyk@monroenc.org>
Cc Sarah May <Sarah.May@ucps.k12.nc.us>; Jimmy Bention <Jimmy.Bention@ucps.k12.nc.us>; Kristi Williford <Kristi.Williford@ucps.k12.nc.us>; Amanda Starnes <amandar.starnes@ucps.k12.nc.us>; Dylan Stamey <Dylan.Stamey@ucps.k12.nc.us>; Colon Moore <William.Moore@ucps.k12.nc.us>; Danny McManus Jr <Danny.McManusJr@ucps.k12.nc.us>; Mary Gonzalez <Mary.Gonzalez@ucps.k12.nc.us>; Brian Joyner <brian.joyner@ucps.k12.nc.us>; Amanda Benton <mandy.benton@ucps.k12.nc.us>

Megan,

Thank you for the opportunity to provide feedback associated with the proposed 37 single family home unit subdivision Karsyn’s Place located on North Rocky River Road under review. Based on the provided information, the parcel is currently assigned to the below:

School Name	2024-2025 40th day ADM	Student Capacity	Building Utilization
Elementary: Porter Ridge Elementary	750	688	109%
Middle: Piedmont Middle School	983	988	99.5%
High: Piedmont High School	1274	1600	79.6%

Utilizing information collected and analyzed on the demography report prepared for Union County Public Schools, the organization is currently tracking 1,104 vacant designed land (VDL) units within the assigned cluster. This number of VDL units potentially generates 110 students within the school cluster.

- 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.

The above referenced assigned schools should be considered the home schools. However, upon identification and need, UCPS administration will conduct periodic evaluations to determine the current and projected capacities of each school site. In the event that the identified schools require realignment, UCPS administration could recommend a realignment of the subdivision to the Union County Board of Education.

Thank you,

Sara Hymel
Director of Planning and Construction

Union County Public Schools
201 Venus Street Monroe, NC 28112
Telephone: 704-296-3160 - D (internal ext. 6766)
Cell Phone: 980-722-5762
Email: sara.hymel@ucps.k12.nc.us

www.ucps.k12.nc.us

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 School System administers all educational programs, employment activities, and admissions without discrimination because of race, religion, national or ethnic origin, color, age, military service, disability, or gender, except where exemption is appropriate and allowed by law and provides equal access to the Boy Scouts and other designated youth groups.

From: Jose Nunez <Jose.Nunez@ucps.k12.nc.us>
Sent: Wednesday, June 18, 2025 12:40 PM
To: Sara Hymel <Sara.Hymel@ucps.k12.nc.us>
Subject: Fw: new subdivision

fyi

Jose Nunez
Facilities Technician
Union County Public Schools
201 Venus Street Monroe, NC 28112
Telephone: 704-296-3160 ext. 6791
Cell Phone: 980-239-1272
Email: jose.nunez@ucps.k12.nc.us

www.ucps.k12.nc.us

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 School System administers all educational programs, employment activities, and admissions without discrimination because of race, religion, national or ethnic origin, color, age, military service, disability, or gender, except where exemption is appropriate and allowed by law and provides equal access to the Boy Scouts and other designated youth groups.

From: Patrick M. Blaszyk <pblaszyk@monroenc.org>
Sent: Wednesday, June 18, 2025 12:10 PM
To: Jose Nunez <Jose.Nunez@ucps.k12.nc.us>
Subject: RE: new subdivision

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 afternoon Jose,

This is a new proposed subdivision that will be heard by City Council at their July 2nd City Council Meeting. During this meeting they will approve, deny or table the item. The neighborhood is proposed to be 37 detached single-family homes. Please contact Planner Megan Brightharp at mbrightharp@monroenc.org for more details about this project as she is taking this rezoning to City Council.

Sincerely,

Patrick Blaszyk, MA, CZO

Planner 1

City of Monroe

300 W. Crowell Street

Monroe, NC 28112

Phone: (704)-282-4550

Email: pblaszyk@monroenc.org

