



RIS: Waxhaw: Views at Olivia Conditional Rezoning; 2.28.2025

From Sara Hymel <Sara.Hymel@ucps.k12.nc.us>

Date Fri 2/28/2025 1:29 PM

To bisrael@waxhaw.com <bisrael@waxhaw.com>

Cc Sarah May <Sarah.May@ucps.k12.nc.us>; Jimmy Bention <Jimmy.Bention@ucps.k12.nc.us>; Colon Moore <William.Moore@ucps.k12.nc.us>; Ashley Siddons <Ashley.Siddons@ucps.k12.nc.us>; Danny McManus Jr <Danny.McManusJr@ucps.k12.nc.us>; Catherine Perry <catherine.perry@ucps.k12.nc.us>; Jeffery Stout <jeffery.stout@ucps.k12.nc.us>; Jamie Hunt <Jamie.Hunt@ucps.k12.nc.us>

Good Afternoon,

Thank you for the opportunity to provide feedback associated with the residential community Views at Olivia. This rezoning includes a 315 multi-family unit subdivision located along Waxhaw Parkway. Based on the provided information, the below subdivision is currently assigned to the below:

School Name		Capacity
Elementary:	Waxhaw Elementary	90%
Middle:	Cuthbertson Middle	100.2%
High:	Cuthbertson High School	103.8%

Utilizing information collected and analyzed on the demography report prepared for Union County Public Schools, the organization is currently tracking 335, in review or approved, vacant designed land (VDL) units within the assigned cluster.

Per Union County Board of Education policy, Cuthbertson Middle School and Cuthbertson High School are no longer accepting transfers due to high enrollment. They are currently at or above design capacity.

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.

Sincerely,

Sara Hymel
Director of Planning and Construction

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From: PlanningInfo <Planninginfo@ucps.k12.nc.us>
Sent: Tuesday, February 25, 2025 9:15 AM
To: Sara Hymel <Sara.Hymel@ucps.k12.nc.us>
Subject: Fw: Views at Olivia Conditional Rezoning - 2nd submittal

From: Lauren Lafond, CZO <llafond@waxhaw.com>
Sent: Monday, February 10, 2025 2:01 PM
To: Technical Review Committee <trc@waxhaw.com>
Subject: Views at Olivia Conditional Rezoning - 2nd submittal

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Good Morning, TRC Members:

Please see the Dropbox link below for the Views at Olivia Conditional Rezoning - 2nd submittal
https://www.dropbox.com/scl/fo/dpcrwr6zlibfstu89158w/AD_fy34tAC0y2S14-3Ufto8?rlkey=3irvzh4ecughn1hmrhrtwmvlzi&st=eqmte5yi&dl=0

Please review the plans and send comments back to bisrael@waxhaw.com by **close-of-business Friday, February 28, 2025**. If you need additional time, please let me know

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



LAUREN LAFOND, CZO

PLANNING TECHNICIAN/ADMINISTRATIVE SYSTEMS MANAGER

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