



RIS - Waxhaw - Adelina 3.31.2025

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

Date Mon 3/31/2025 8:09 AM

To Mattison Miller, AICP, MPA, CZO <mmiller@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>; James Eversole <james.eversole@ucps.k12.nc.us>; Matt Lasher <Matt.Lasher@ucps.k12.nc.us>; Tracey Kerstetter <tracey.kerstetter@ucps.k12.nc.us>; Danny McManus Jr <Danny.McManusJr@ucps.k12.nc.us>; Amanda Benton <mandy.benton@ucps.k12.nc.us>

Good Morning,

Thank you for the opportunity to provide feedback associated with the proposed subdivision, Adelina. This rezoning includes a 482-unit subdivision (Phase 1 – 230 units, Phase 2 – 252 units) located along Providence Road South in review. Based on the provided information, the below subdivision is currently assigned to the below:

School Name	Capacity
Elementary: Sandy Ridge Elementary	75.3%
Middle: Marvin Ridge Middle School	90.9%
High: Marvin Ridge High School	106.1%

Utilizing information collected and analyzed on the demography report prepared for Union County Public Schools, the organization is currently tracking 910 vacant designed land (VDL) units within the assigned cluster.

Per Union County Board of Education policy, Marvin Ridge High School is no longer accepting transfers due to high enrollment. This school is 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: Lauren Lafond, CZO <llafond@waxhaw.com>
Sent: Friday, March 7, 2025 3:04 PM
To: Technical Review Committee <trc@waxhaw.com>
Subject: Adelina Phase 1 - 4th submittal

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Good Morning, TRC Members:

Please see the Dropbox link below for the Adelina 4th submittal construction documents

In the Dropbox link you will find:

<https://www.dropbox.com/scl/fo/8w9xd2zbqc6hl62964azl/ADcGTLOEY7w97dp-LA9qGXc?rlkey=mae9rsv1pqpy8gswd3343qdqr&st=86bqckhh&dl=0>

- Construction Document Set
- Supporting documentation

Please review the plans and send comments back to mmiller@waxhaw.com by **close-of-business Friday, March 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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