

From: [don_ogram](#)
To: ["Lee Jenson"](#)
Cc: [David Burnett](#); [Mark Strickland](#); [Kathy Heintel](#); [Melissa Merrell](#); [Christina Helms](#); [Matt Helms](#); [Emily Kraftson](#); [James Eversole](#); [Donna Cook](#); [Lauren Phipps](#)
Subject: RE: Oakton development
Date: Tuesday, December 31, 2019 10:52:14 AM

Lee, thank you for the opportunity to respond. The above proposed duplex subdivision of 46 units (proposed also as 55+), located along Providence Rd will be within the following school attendance areas for the current (2019-2020) school year:

Sandy Ridge Elementary	Currently at 95% of rated capacity
Marvin Ridge Middle	Currently at 102% of rated capacity
Marvin Ridge High	Currently at 100% of 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 Sandy Ridge ES are to approximately 106 units.

This includes:

- Oak Grove Estates (Waxhaw-Marvin Rd): 3 additional units
- Belle Grove (Bonds Grove Church Rd): 18 additional units
- Rosecliff (Crane Rd): 12 additional units
- Barcroft (Bonds Grove Church Rd): 27 units

Also in the Marvin Ridge attendance area (for a total of approximately 314 residential units) are:

- The Preserve at Marvin (Marvin Rd): 9 additional units
- Highclere (Rea Rd): 16 additional units
- Oldenburg (Crane Rd): 102 additional units
- Gates at Ansley (New Town Rd): 18 additional units
- Crane Valley Phase 3 (New Town Rd): 2 additional units
- Ladera (New Town Rd): 15 additional units
- Providence Downs South Phase 3 (Waxhaw-Marvin Rd): 3 additional units
- Wyndmoor (Waxhaw-Marvin Rd): 9 additional units
- Three Pond Acres (New Town Rd): 4 additional units
- Towns at Audrey Park (Rea Rd): 30 units

Per Board of Education policy, none of the three schools listed above are any longer accepting any further 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 & Construction Manager
Facilities Department

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: Lee Jenson <lee.jenson@unioncountync.gov>
Sent: Friday, December 20, 2019 3:05 PM
To: don ogram <don.ogram@ucps.k12.nc.us>
Subject: Oakton development

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. Forward all suspicious emails to spam@ucps.k12.nc.us

Don

Attached is a site plan for an upcoming rezoning request. It is mixed use; commercial in the front and 46 attached residences in the back. It is proposed as age restricted, but I would still like your comments. Parcel numbers are 06159003E, 06159003 & 06159003C.

Thanks

Lee Jenson, AICP, CZO
Senior Planner

Union County Government
Planning Division
500 N. Main St.
Suite #70



Monroe, NC 28112

T 704.283.3564

F 704.292.2582

lee.jenson@unioncountync.gov

www.unioncountync.gov

How are we doing? Please click [here](#) to take our customer service survey.

E-Mail Correspondence to and from this sender may be subject to the North Carolina Public Records law and may be disclosed to third parties. If you are not the intended recipient of this e-mail, please contact the sender immediately.