

From: [don ogram](#)
To: "Tim Jones"
Cc: [David Burnett](#); [Mark Strickland](#); [Lauren Phipps](#); [Kathy Heintel](#); [Melissa Merrell](#); [Christina Helms](#); [Matt Helms](#); [Gina Chisum](#); [Ashley Smith](#); [MICHAEL HARVEY](#)
Subject: RE: Concept and School Impact Study for Chestnut Townhomes
Date: Tuesday, January 21, 2020 2:57:23 PM
Attachments: [image001.png](#)

Tim, please add the following paragraph to the below comments:

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.

Don Ogram
Planning & Construction Manager
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From: don ogram
Sent: Tuesday, January 21, 2020 2:49 PM
To: 'Tim Jones' <tdj@indiantrail.org>
Cc: David Burnett <david.burnett@ucps.k12.nc.us>; Mark Strickland <Mark.Strickland@ucps.k12.nc.us>; Lauren Phipps <Lauren.Phipps@ucps.k12.nc.us>; Kathy Heintel <Kathy.Heintel@ucps.k12.nc.us>; Melissa Merrell <Melissa.Merrell@ucps.k12.nc.us>; Christina Helms <Christina.Helms@ucps.k12.nc.us>; Matt Helms <Matt.Helms@ucps.k12.nc.us>; Gina Chisum <GINA.CHISUM@ucps.k12.nc.us>; Ashley Smith <ashleya.smith@ucps.k12.nc.us>; MICHAEL HARVEY <MICHAEL.HARVEY@ucps.k12.nc.us>
Subject: RE: Concept and School Impact Study for Chestnut Townhomes

Tim, thank you for the opportunity to respond. The above referenced 93 townhome development on Chestnut Parkway will be within the following school attendance areas for the current (2019-2020) school year:

Indian Trail Elementary Currently 91% of rated capacity
Sun Valley Middle Currently 97% of rated capacity
Sun Valley High Currently 98% of rated capacity (Note that this number should drop to 91% with the completion of current bond work, expected to be ready for the 2020-2021 school year).

By our accounting, this will bring the number of planned and not built housing units in the Indian Trail ES area to approximately 1625 units.

This includes:

- The Hub (US 74 at Chestnut): 350 units
- Walden at Austin Village (Chestnut Ln): 26 additional units
- Moore Farms (Waxhaw-Indian Trail Rd): 253 units
- Cottages at Indian Trail (Waxhaw-Indian Trail Rd): 49 units
- Plyler Townhomes (Plyler Rd): 41 units
- Harpers Runs (Chestnut Ln): 109 units
- Cottages at Indian Trail II (Waxhaw-Indian Trail Rd): 49 units
- Potter Rd Townhomes (Potter Rd): 87 units
- 2933 M.I.T. Rd (Matthews-Indian Trail Rd): 92 units
- Ardmore at Indian Trail (Park Rd): 252 units
- Fenwick Commons (Matthews-Indian Trail Rd): 44 units
- McClendon Place (Potter Rd at Fincher Rd): 180 units

Also in the Sun Valley attendance area (for a total of 3084 units) are:

- Harkey Creek (Old Charlotte Hwy): 268 units
- Evoke at Indian Trail (Wesley Chapel-Stouts Rd): 320 units
- Old Charlotte Hwy Development (Old Charlotte Hwy): 211 units
- Weddington Pointe (Weddington Rd): 225 units
- Heritage (Wesley Chapel-Stouts Rd): 435 units

Per Board of Education policy, neither Sun Valley MS nor Sun Valley HS 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

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From: Tim Jones <tdj@indiantrail.org>
Sent: Tuesday, January 21, 2020 1:54 PM
To: don ogram <don.ogram@ucps.k12.nc.us>
Subject: Concept and School Impact Study for Chestnut Townhomes

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Don,

Would you review the concept and study for Chestnut Parkway commercial and townhouse development? This is under a review for their Conditional Zoning application. As I mentioned on the phone, any info that you could send this evening would be appreciated.

Thank you,

Tim

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