

From: [don ogram](#)
To: ["Keri Mender"](#)
Cc: [Lauren Phipps](#); [David Burnett](#); [Mark Strickland](#); [Kathy Heintel](#); [Melissa Merrell](#); [Christina Helms](#); [Matt Helms](#); [Kate Earp](#); [Brian Patience](#); [Kim Fisenne](#)
Subject: RE: Secrest Landing- Townhome Project
Date: Monday, February 24, 2020 11:41:21 AM

Good morning Keri. There have been a few changes, so here is the updated version.

This letter is in response to a request for comment concerning Secrest Landing, a proposed 172 unit townhome development along Secrest Short Cut near the intersection with Rocky River Rd. It will be in the following school attendance areas for the next (2020-2021) school year:

Poplin Elementary School	Currently at 89% rated capacity
Porter Ridge Middle School	Currently at 91% rated capacity
Porter Ridge High School	Currently at 92% ratted 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 in the Poplin ES area to approximately 2306 units.

This includes:

- Bonterra (Poplin Rd): 679 additional units
- Southgate (Poplin Rd): 542 units
- Secrest Short Cut Subdivision (Secrest Short Cut): 197 units
- Poplin Meadows (Bonterra Village Dr): 173 units
- Poplin Road Project (Poplin Rd): 543 units

Also in the Porter Ridge attendance area (for a total of 5500 residential units) are:

- Poplin Grove (Unionville-Indian Trail Rd): 129 units
- Goose Creek Farm (Lawyers Rd): 8 units
- Stratford (Ridge Rd): 207 units
- Stallings Brook (Ridge Rd): 140 units
- Crooked Creek Estates (Sardis Church Rd): 12 additional units
- Southstone (Stephens Mill Rd): 174 units
- Courtyards on Lawyers Road (Lawyers Rd): 146 units (age-restricted)
- Webster Tract (Stephens Mill Rd): 60 units
- Idlewild Development (Idlewild Rd): 341 units
- Willows at Stallings (Stephens Mill Rd): 345 units
- Sterling Idlewild (Idlewild Rd): 150 units
- Oak Springs (Oak Springs Rd): 174 units
- Stallings Road Subdivision (Stallings Rd): 54 units
- Union Park Townes (Stallings Rd): 220 units
- Marshall Hooks Residential (Marshall Hooks Rd): 105 units
- Stallings Farms (Stallings Rd at Stevens Mill): 414 units

- Braeburn (Faith Church Rd): 365 units
- Terra Novus (Crismark Dr): 150 units

Per Board of Education policy, Porter Ridge HS is no 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
- In adequate planning/meeting space for additional staff.

Thank you

Don Ogram

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From: Keri Mendler <khutchins@monroenc.org>

Sent: Monday, February 24, 2020 10:11 AM

To: don ogram <don.ogram@ucps.k12.nc.us>

Subject: Secret Landing- Townhome Project

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Hi Don,

I was hoping to get an updated school response regarding the development known as Secret Landing (previously Seacrest Landing). It is a 172 townhome development located on Secret

Short Cut. I have attached your original response. If everything is the same, that is fine, I just want to provide the most up to date information since it has been a few months since you last gave us a response.

Thanks,

Keri Mendler, CZO

Planner

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