

**From:** [don\\_ogram](#)  
**To:** ["Matthew Ward"](#)  
**Cc:** [Lauren Phipps](#); [David Burnett](#); [Mark Strickland](#); [Kathy Heintel](#); [Melissa Merrell](#); [Christina Helms](#); [Matt Helms](#); [Scott Spencer](#); [Susan Rodgers](#); [Ashley Smith](#); [MICHAEL HARVEY](#)  
**Subject:** RE: Proposed Apartment Project - Evoke at Indian Trail  
**Date:** Wednesday, March 4, 2020 9:57:15 AM

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Matt, thank you for the opportunity to respond and welcome to the county! UCPS submitted comments on this project in October 2019 to Scott Bayer at Multifamily USA. With this email, I am updating those comments. The proposed 320 unit apartment complex is to be located on Rosetta Lane at Wesley Chapel Stouts Rd. Evoke at Indian Trail will be within the following school attendance areas for the next (2020-2021) school year:

Shiloh Valley Primary School	Currently at 93% rated capacity
Shiloh Valley Elementary School	Currently at 71% rated capacity
Sun Valley Middle School	Currently at 97% rated capacity
Sun Valley High School	Currently at 96% rated capacity (Note that this number should drop to 90% with the completion of current bond work, expected to complete for the 2020-2021 school year).

**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 Shiloh Valley area to approximately 1459 units.

This includes:

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

Also in the Sun Valley attendance area (for a total of 2991 units) are:

- 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
- The Hub (Hwy 74): 350 units
- McClendon Place (Fincher Rd): 180 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.

Hope this helps.

Thank you

## **Don Ogram**

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**From:** Matthew Ward <mbw@indiantrail.org>  
**Sent:** Tuesday, March 3, 2020 4:00 PM  
**To:** don ogram <don.ogram@ucps.k12.nc.us>  
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**Subject:** Proposed Apartment Project - Evoke at Indian Trail

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Mr. Ogram,

Good to meet you. I am the planner reviewing Evoke at Indian Trail. Attached is the site plan please provide me any feedback that you may have.  
Should you have questions please contact me.

Regards,

*Matt Ward, CZO*

*Senior Planner*

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