

From: [don ogram](#)
To: "Keri Mender"
Cc: [Doug Britt](#); [Lauren Phipps](#); [David Burnett](#); [Mark Strickland](#); [Kathy Heintel](#); [Melissa Merrell](#); [Christina Helms](#); [Matt Helms](#); [Sharyn VonCannon](#); [Cassie Eley](#); [Dylan Stamey](#)
Subject: RE: 601/Ridge Road Rezoning
Date: Monday, March 9, 2020 2:43:25 PM

Keri, thank you for the opportunity to respond. The above referenced Mixed-Use Development (72 apartments and 186 townhomes), will be located at the corner of Ridge Rd and Hwy 601 and in the following school attendance areas for the upcoming (2020-2021) school year:

Unionville Elementary School currently at 104% rated capacity
Piedmont Middle School currently at 100% rated capacity
Piedmont High School currently at 80% 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 Unionville ES are to approximately 731 units.

This includes:

- Kellystone (Kellystone Dr off of Baucom Deese): 5 additional units
- Bickett Ridge (Lawyers Rd): 5 additional units
- The Oaks at Camden (Old Camden Rd): 28 additional units
- Emerald Estates (Baucom Deese Rd): 7 additional units
- Serena Hill (Unionville-Indian Trail Rd): 14 units
- Kellerton Place (Deese Rd): 228 units
- Olive Branch Subdiv (Olive Branch Rd at Morgan Mill): 186 units

Also in the Piedmont attendance area (for a total of approximately 1532 residential units) are:

- Woodlands Creek (Secrest Price Rd in Piedmont cluster): 21 additional units
- Redwood (Secrest Price Rd in PM cluster): 119 units
- Simpson Farms (Secrest Short Cut in PM cluster): 194 units
- Fowler Secrest subdiv. (Fowler Secrest Rd in PM cluster): 105 units
- Stewarts Creek (Fowler Secrest Rd): 48 units
- Fowler Secrest Subdiv (Fowler Secrest Rd at Secrest Short Cut): 105 units
- Stewarts Crossing (Secrest Short Cut): 173 units
- Williamston (New Salem Rd): 7 units
- Heli Acres (Lawyers Rd): 8 units
- Damon Hills (Fish Rd): 12 units
- Victoria Estates (Howey Bottoms Rd): 14 units
- Sikes Mill Crossing (Sikes Mill Rd): 8 units
- Ashe Meadows (Hwy 218): 65 units
- Windsong (Hwy 218): 27 units

Per Board of Education policy, neither Unionville ES nor Piedmont MS are any longer accepting 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

Don Ogram
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From: Keri Mendler <khutchins@monroenc.org>
Sent: Wednesday, March 4, 2020 11:58 AM
To: don ogram <don.ogram@ucps.k12.nc.us>
Cc: Doug Britt <dbritt@monroenc.org>
Subject: 601/Ridge Road Rezoning

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Don,
We have received a rezoning request for a mixed use center that included townhomes and apartments. Please see the site plan and provide your comments by Tuesday, March 17th if possible.

Thanks,

Keri Mendler, CZO

Planner

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