

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 Short Cut Project
Date: Monday, March 9, 2020 3:30:35 PM

Keri, thank you for the opportunity to respond. The above referenced project, located on Secrest Short Cut near Rocky River Rd is planned for 343 total units (79 townhomes, 198 two BR apartments, and 66 three BR apartments) and will be located within the following school attendance areas for the upcoming (2020-2021) school year:

Poplin Elementary	currently at 89% rated capacity
Porter Ridge Middle	currently at 91% rated capacity
Porter Ridge High	currently at 92% rated capacity

By our accounting, this will bring the number of planned and not built housing units within the Poplin ES area to approximately 2649 units.

This includes:

- Bonterra (Poplin Rd): 679 additional units
- Secrest Landing (Secrest Short Cut): 172 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 5783 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
- 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 at Bypass): 220 units
- Marshall Hooks Residential (Idlewild Rd across from Idlewild Crossing) 105 units
- Stllings Farms (Stallings Rd at Stevens Mill): 414 units
- Braeburn (Faith Church Rd): 365 units
- Terra Novus (Crismark Dr): 150 units

The volume of planned residential construction in this area threatens the ability of existing schools

to handle increased enrollments. 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

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From: Keri Mendler <khutchins@monroenc.org>
Sent: Wednesday, March 4, 2020 12:11 PM
To: don ogram <don.ogram@ucps.k12.nc.us>
Subject: Secret Short Cut Project

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Don,
We have received a rezoning request for a residential project that includes townhomes and apartments. There are 79 townhomes and 264 apartment units (198 two bedroom units 66 three bedroom units).

Please see the site plan and provide your comments by Tuesday, March 17th if possible.

Thanks,

Keri Mendler, CZO

Planner

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