

RE: Townhomes- Morgan Mill Road

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

Tue 1/26/2021 10:42 AM

To: 'Keri Mendler' <khutchins@monroenc.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>; Matt Helms <Matt.Helms@ucps.k12.nc.us>; Sarah May <Sarah.May@ucps.k12.nc.us>; Kristy Thomas <kristy.thomas@ucps.k12.nc.us>; Kasha Giddins <Kasha.Giddins@ucps.k12.nc.us>; Shannon Batchelor <Shannon.Batchelor@ucps.k12.nc.us>

Keri, thank you for the opportunity to respond. This is a project of 82 townhomes and will be located within the following school attendance areas:

Rock Rest Elementary	Currently at 88% rated capacity
Monroe Middle	Currently at 88% rated capacity
Monroe High	Currently at 68% 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, there is only one other planned residential development in the Rock Rest attendance area, bringing the total to 902 planned units:

Greenway at Lake Lee: 820 units

The number of planned units in the Monroe cluster total approximately 1568. This includes:

Medlin Forest: 75 units

Dogwood Forest: 21 units

Village at Rocky River: 180 units

Jonhaven Townhomes: 38 units

Watkins Rd: 18 units

Braemar Village: 82 units

Secrest Commons: 495 units

Alexander Commons: 77 units

Waxhaw Landing: 500 units

We do not currently anticipate that this development will present an adverse impact on school enrollments.

Thanks

Don

Don Ogram

Planning & Construction Manager

Facilities Department

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From: Keri Mendler <khutchins@monroenc.org>
Sent: Monday, January 25, 2021 11:39 AM
To: don ogram <don.ogram@ucps.k12.nc.us>
Subject: Townhomes- Morgan Mill Road

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Hi Don,

Please see the proposed single family attached residential project site plan attached. The project is for 82 townhomes located along Morgan Mill Road. The site is located at 1911 Morgan Mill Road further identified with tax parcel 09-185-012.

Please provide your comments when you have a chance.

Thanks,

Keri Mendler, AICP, CZO
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