

## RE: CD Peppervine Glen

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

Mon 3/29/2021 2:42 PM

To: 'Doug Britt' <dbritt@monroenc.org>

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Doug, thank you for the opportunity to respond. Peppervine Glen is planned as an age restricted (by deed or covenant) 72 unit development to be located on Euclid Rd. It will be within the following school attendance areas for the 2021-2022 school year:

Porter Ridge Elementary	Currently at 80% rated capacity
Piedmont Middle	Currently at 97% rated capacity
Piedmont High	Currently at 77% 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 Porter Ridge ES area to approximately 2034 units.

This includes:

- Woodlands Creek: 15 additional units
- Veronica Springs: 200 units
- Redwood: 119 units
- Secrest Meadows: 131 units
- Simpson Farms: 194 units
- Stewarts Creek: 48 units
- Fowler Secrest Subdivision: 105 units
- Stewarts Crossing: 173 units
- Founders Point: 153 units
- Blue Sky Meadows: 360 units
- Daxton Village: 54 units
- Poplin Grove: 125 additional units (PR cluster)
- Goose Creek Farm: 2 additional units (PR cluster)
- Stratford: 143 additional units (PR cluster)
- Stallings Brook: 140 units (PR cluster)

Also in the Piedmont attendance area (for a total of approximately 2842 residential units) are:

- Ashe Meadows: 92 units
- Windsong: 27 units
- Williamston: 3 additional units
- Damon Hills: 2 additional units
- Bickett Ridge: 2 additional units
- Oaks at Camden: 7 additional units
- Emerald Estates: 1 additional unit
- Serena Hill: 6 additional units
- Kellerton Place: 228 units
- Olive Branch Subdivision: 186 units
- The Ridge at 601: 522 units

- Sabella Estates: 52 units
- Eastwood: 90 units

Per Board of Education policy, Piedmont MS is no 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:** Doug Britt <[dbritt@monroenc.org](mailto:dbritt@monroenc.org)>  
**Sent:** Monday, March 29, 2021 10:47 AM  
**To:** don ogram <[don.ogram@ucps.k12.nc.us](mailto:don.ogram@ucps.k12.nc.us)>  
**Subject:** CD Peppervine Glen

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Don,

We have received a rezoning request for an age restricted (55 and over) apartment complex to be located on Euclid near the intersection of Concord Avenue. This project will be restricted by covenants or deed, but for the sake of consistency can you please provide comments.

Thanks,

Doug Britt, Senior Planner  
City of Monroe  
300 W. Crowell Street

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