

RE: Wingate Development

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

Mon 7/19/2021 10:48 AM

To: 'Matthew Gallman' <mgallman@centralina.org>

Cc: Brad Sellers <bsellers@townofwingatenc.gov>; 'Karen Wingo' <kwingo@townofwingatenc.gov>; Lauren Phipps <Lauren.Phipps@ucps.k12.nc.us>; David Burnett <David.Burnett@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>; Maxie Johnson <maxie.johnson@ucps.k12.nc.us>; Cindy Croffut <cindy.croffut@ucps.k12.nc.us>; Kevin Plue <kevin.plue@ucps.k12.nc.us>

Matthew, thank you for the opportunity to respond. This correspondence provides the UCPS response to the three proposed developments in Wingate listed here:

- Davis Village along Phifer Rd: 168 sfu and 49 townhomes
- Meadow Branch Estates (formerly known as the Barbee property on Austin Chaney Rd): 248 townhomes
- Main Street on (oddly enough) S. Main St: 62 townhomes

All three of these developments will be located within the following school attendance areas for the upcoming (2021-22) school year:

Wingate Elementary: Forecast at 88% rated capacity
East Union Middle: Forecast at 67% rated capacity
Forest Hills High: Forecast at 63% rated capacity

By our accounting, this will bring the number of planned and not built housing units within the Wingate ES are to approximately 1002 units. This includes:

- Beck property: 334 units
- Creech property: 141 units

Also within the Forest Hills attendance area (for a total of approximately 2080 units) are:

- Cottage Green: 174 additional units
- Greenway at Lake Lee: 820 units
- Willoughby Park: 84 units

The proposed development is not expected to adversely affect school enrollment vs. capacity.

Thanks
Don

Don Ogram

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From: Matthew Gallman <mgallman@centralina.org>
Sent: Wednesday, July 14, 2021 8:01 AM

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

Cc: Brad Sellers <bsellers@townofwingatenc.gov>; 'Karen Wingo' <kwingo@townofwingatenc.gov>

Subject: Wingate Development

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Mr. Ogram,

I serve as the current zoning administrator for the Town of Wingate. We have garnered interest from multiple developers seeking to place residential subdivisions but there is concern as to what impact the approval of such developments will have on the school system. There are 3 developments that we foresee coming to fruition very soon. They are listed in order of *estimated* zoning approval timeline, if they are to happen:

1. Davis Village
 - 61 Acres located on Phifer Road
 - 217 Residential Units, 49 Townhomes & 168 Single Family
2. Meadow Branch Eastates
 - 45.1 Acres located at 1010 Austin Chaney Road
 - 248 Residential Units, Townhomes)
3. Main Street
 - 18 Acres located on Main Street
 - 62 Residential Units, Townhomes

For now, focus is on the first project listed, Davis Village. This project is nearest a development approval by Town Council. Is there any specific procedure/protocol you would like us to follow regarding our communication with the school system?

Thanks, I look forward to hearing from you.

Matthew Gallman, CZO
Regional Planner

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