

RE: CD Greenway at Lake Lee

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

Wed 9/29/2021 1:57 PM

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

Cc: 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>; Kristy Thomas <kristy.thomas@ucps.k12.nc.us>; Cindy Croffut <cindy.croffut@ucps.k12.nc.us>; Kevin Plue <kevin.plue@ucps.k12.nc.us>

 1 attachments (13 MB)

2nd Greenway at Lake Lee CD Rezoning Plan_08.27.2021.pdf;

Doug, thank you for the opportunity to respond. The Greenway at Lake Lee has been resubmitted as a 689 (100 townhomes and 589 single family detached) units development to update the original 820 unit proposal. It will still be located within the following school attendance areas:

Rock Rest Elementary	Currently at 79% rated capacity
East Union Middle	Currently at 65% rated capacity
Forest Hills High	Currently at 62 % 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 Rock Rest ES attendance area to approximately 991 units. This includes:

- Morgan Mill Townhomes: 62 units
- Cottage Green: 156 additional units
- Willoughby Park: 84 units

Also within the Forest Hills cluster attendance area (for a total of approximately 1941 units) are:

- Rogers Acres: 10 units
- Meadow Branch Estates: 248 units
- Davis Village: 217 units
- Main Street: 62 units
- Beck Property: 334 units
- Creech Property: 141 units

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

Thanks

Don

Don Ogram

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From: Doug Britt <dbritt@monroenc.org>
Sent: Wednesday, September 29, 2021 8:52 AM
To: don ogram <don.ogram@ucps.k12.nc.us>
Subject: CD Greenway at Lake Lee

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Hi Don,

Attached is a site plan submitted for the development of a residential subdivision that was previously disapproved by City Council, but the developer has resubmitted again. The developer is proposing a total of 689 lots for the project. There are 100 single family attached townhome units and 589 single family detached units being proposed. The project will be along Marion Lee Road, US Highway 601 and White Store Road and further identified with tax parcels 09-125-132 & 09-128-001. I would appreciate if you could provide comments. If you have any questions, please let me know.

Thanks,

Doug Britt, Senior Planner
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