

## RE: The Meadows at Indian Trail

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Wed 10/6/2021 3:07 PM

To: 'Matthew Ward' <mbw@indiantrail.org>

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 1 attachments (3 MB)

Concept Plan.pdf;

Matt, thank you for the opportunity to respond. The Meadows at Indian Trail is a proposed 136 townhome development to be located within the following school attendance areas:

Poplin Elementary	Currently at 90% rated capacity
Porter Ridge Middle	Currently at 88% rated capacity
Porter Ridge High	Currently at 93% 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 Poplin ES area to approximately 2414 units. This includes:

- Bonterra: 45 additional units
- Southgate: 542 units
- Secrest Short Cut: 197 units
- Poplin Glen: 100 additional units
- Poplin Meadows: 73 units
- Poplin Trace: 99 units
- Poplin Road Project: 543 units
- Secrest landing: 172 units
- Atley Subdivision: 125 units
- Poplin Road Property: 246 units

Also within the Porter Ridge cluster (for a total of 6558 units) are:

- Terra Novus: 150 units
- Braeburn: 228 additional units
- Sheffield: 71 units
- Poplin Grove: 104 additional units
- Goose Creek Farm: 2 additional units
- Stratford: 82 additional units
- Stallings Brook: 142 units
- Riverstone: 564 units
- Rocky River Crossing: 360 units
- Oakwood: 204 units
- Southstone: 118 additional units
- Courtyards on Lawyers Rd: 146 units
- Webster Tract: 60 units
- Idlewild Development: 341 units

- Willows at Stallings: 345 units
- Oak Springs: 174 units
- Union Park Townes: 220 units
- Stinson Village: 611 units
- Stallings Farms: 222 units

Although the currently assigned schools are within rated capacity, 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

This additional pressure could force the need for a large scale student reassignment or a large capital expenditure for new schools.

Thanks  
Don

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**From:** Matthew Ward <mbw@indiantrail.org>  
**Sent:** Tuesday, October 5, 2021 3:51 PM  
**To:** don ogram <don.ogram@ucps.k12.nc.us>  
**Subject:** The Meadows at Indian Trail

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Good afternoon Don,

I have a rezoning for The Meadows at Indian Trail proposing 136 townhomes.

Please provide your statistical data when you can.

Thanks,

*Matt Ward, CZO*  
*Senior Planner*

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