

## RE: Blythe Mill Townhomes Preliminary Plat - 1st Submittal

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

Thu 1/6/2022 10:22 AM

To: 'Lisa Thompson' <lthompson@waxhaw.com>

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Lisa, thank you for the opportunity to respond. Blythe Mill Townhomes is a proposed 120 unit development. As currently drawn, the subdivision will be split (approximately 50/50) between two cluster attendance areas. Here are the affected schools:

### PARKWOOD CLUSTER

Waxhaw Elementary	Currently at 90% rated capacity
Parkwood Middle	Currently at 83% rated capacity
Parkwood High	Currently at 73% rated capacity

### CUTHBERTSON CLUSTER

Waxhaw Elementary	
Cuthbertson Middle	Currently at 104% rated capacity
Cuthbertson High	Currently at 109% 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 Waxhaw ES attendance area to approximately 1502 units. This includes:

- Main Street Station Towns: 61 additional units
- Grove Manor: 76 additional units
- Millbridge: 87 additional units
- Preserve at Forest Creek: 170 additional units
- Conservancy at Waxhaw Creek: 49 additional units
- Rone Creek Station: 129 units
- Kings Corner: 3 additional units
- Belshire: 105 units
- Villages of Waxhaw: 33 units
- Encore at Streamside: 453 units
- 300 North Broad: 20 units
- Olde Town Village: 66 units
- Wildwood Place: 10 additional units

Also within the PARKWOOD cluster attendance area (for a total of approximately 2655 units) are:

- Hidden Meadows: 9 additional units
- Lathans Pond: 4 additional units
- The Homestead: 12 additional units
- Hickory Hollow: 13 additional units
- Simpson Acres: 3 additional units
- Appaloosa Pointe: 2 additional units
- Wildwood Reserve: 14 additional units

- Safehouse: 43 units
- Stonebridge: 14 additional units
- Walnut Crest: 6 additional units
- Estates at Soen: 18 additional units
- Greenbrier: 15 additional units
- Aubert Landing: 8 additional units
- Piper Meadows: 80 units
- Orchard Creek: 309 units
- Wrenn Creek: 112 additional units
- Park Place: 400 units
- Glenview Meadows: 22 units
- Andover Chapel: 69 units

Also within the CUTHBERTSON cluster attendance area (for a total of approximately 146 units) are:

- Lindsay Meadows: 17 units
- Courtyards at Wesley Chapel: 6 additional units
- Cortona: 27 additional units
- Bluffs at Wesley Chapel: 36 units

Per Board of Education policy, neither Cuthbertson MS nor Cuthbertson HS are any 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:** Lisa Thompson <lthompson@waxhaw.com>

**Sent:** Tuesday, December 28, 2021 10:39 AM

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**Subject:** Blythe Mill Townhomes Preliminary Plat - 1st Submittal

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Good morning Waxhaw TRC Members,

We have received a preliminary plat for the Blythe Mill Townhomes project, a major subdivision located off Blythe Mill Rd, parcel numbers 06141005 and 06141005A. Please see the link provided below. (Waxhaw folks you should have received a separate Bluebeam studio session for review.)

You can view "Blythe Mill Townhomes Preliminary Plan.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:d477c239-c5f0-4e94-adb6-219999bd355d>

For the 1<sup>st</sup> submittal, please review the plans and submit comments back to me by **Thursday, January 27<sup>th</sup>**. If you need additional time, please let me know.

If this submittal does not pertain to your organization, simply ignore.

Thanks! LT

**LISA THOMPSON**  
**PLANNING AND INSPECTIONS DIRECTOR**

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