

**From:** [David Burnett](#)  
**To:** [Danny McManus Jr](#)  
**Subject:** FW: Proposed rezoning for 419 Weddington Church Rd  
**Date:** Wednesday, November 9, 2022 5:00:14 PM  
**Attachments:** [image001.png](#)

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Please post when convenient. Thanks!

**Dave Burnett**  
**Director of Facilities**

Union County Public Schools

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**From:** David Burnett  
**Sent:** Wednesday, November 9, 2022 5:00 PM  
**To:** Bjorn Hansen <[bjorn.hansen@unioncountync.gov](mailto:bjorn.hansen@unioncountync.gov)>  
**Cc:** Melissa Merrell <[Melissa.Merrell@ucps.k12.nc.us](mailto:Melissa.Merrell@ucps.k12.nc.us)>; Kathy Heintel (<[Kathy.Heintel@ucps.k12.nc.us](mailto:Kathy.Heintel@ucps.k12.nc.us)>); Sarah May (<[Sarah.May@ucps.k12.nc.us](mailto:Sarah.May@ucps.k12.nc.us)>); Matt Helms (<[Matt.Helms@ucps.k12.nc.us](mailto:Matt.Helms@ucps.k12.nc.us)>); William Moore (<[William.Moore@ucps.k12.nc.us](mailto:William.Moore@ucps.k12.nc.us)>); Stacey Barber (<[Stacey.Barber@ucps.k12.nc.us](mailto:Stacey.Barber@ucps.k12.nc.us)>); Matt Lasher (<[Matt.Lasher@ucps.k12.nc.us](mailto:Matt.Lasher@ucps.k12.nc.us)>); James Eversole (<[james.eversole@ucps.k12.nc.us](mailto:james.eversole@ucps.k12.nc.us)>); Jennifer Parker (<[Jennifer.Parker@ucps.k12.nc.us](mailto:Jennifer.Parker@ucps.k12.nc.us)>)  
**Subject:** RE: Proposed rezoning for 419 Weddington Church Rd

Hello Bjorn. Thank you for making us aware. 419 Weddington Church Rd is a proposed 11 sfu development to be located on Weddington Church Rd. It will be within the following school attendance areas for the upcoming (2022-2023) school year:

Rea View Elementary currently at 84% rated capacity  
Marvin Ridge Middle currently at 97% rated capacity  
Marvin Ridge High currently at 113% 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 Rea View ES attendance area to approximately 11 units as we show no other developments currently in planning.

Within the Marvin Ridge cluster attendance area (for a total of approximately 785 units) are:



- Belle Grove: 14 additional units
- Leacroft 10 units
- Providence Estates: 41 units
- Wingard Meadows: 7 units
- Cresendo: 486 units
- Oldenburg: 41 units
- Three Pond Acres: 4 units
- Towns at Audrey Park: 1 units
- Broadmoor: 69 units
- Estates at Marvin Branch: 12 units
- Heritage at Marvin: 68 units
- Estates at Marvin Acres: 21 acres

Per Board of Education policy, neither Marvin Ridge Middle or High School are any longer accepting transfers due to high enrollment. They are currently at or above design capacity. 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

**Dave Burnett**

**Director of Facilities**

Union County Public Schools

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**From:** Bjorn Hansen <[bjorn.hansen@unioncountync.gov](mailto:bjorn.hansen@unioncountync.gov)>

**Sent:** Thursday, November 3, 2022 4:01 PM

**To:** David Burnett <[David.Burnett@ucps.k12.nc.us](mailto:David.Burnett@ucps.k12.nc.us)>

**Subject:** Proposed rezoning for UCPS comments

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Dave,

We have received a proposed rezoning that would create 11 new single family lots. Can you please provide comments on the school capacity for this area that we can include in the rezoning staff report.

Please let me know if you have any questions.

Bjorn

**Bjorn E. Hansen, AICP CTP**

Senior Planner – Long Range Planning | Planning Department

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