

**From:** [David Burnett](#)  
**To:** [Danny McManus Jr](#)  
**Subject:** FW: U.C. Schools Feedback on Indian Trail Proposed NFM Townhomes  
**Date:** Thursday, February 9, 2023 4:48:02 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Please replace the review comment submitted to you Sunday at 10:21 PM with this review. Power school utilizations were off, somehow. Sorry for the repeat effort. Thanks!

## **Dave Burnett, LEED AP Director of Facilities**

Union County Public Schools  
201 Venus Street  
Monroe, NC 28112

704-296-3160 X6755 (Phone)

704-218-1716 (Cell)

<https://www.ucps.k12.nc.us>

**Note:** All email correspondence to and from this address is subject to public review under the NC Public Records Law. As a result, all messages may be monitored by and disclosed to third parties. In compliance with federal law, UCPS administers all educational programs, employment activities and admissions without discrimination because of race, religion, national or ethnic origin, color, age, military service, disability or gender, except where exemption is appropriate and allowed by law and provides equal access to the Boy Scouts and other designated youth groups.

---

**From:** David Burnett  
**Sent:** Wednesday, February 8, 2023 6:37 PM  
**To:** Tim Jones <tdj@indiantrail.org>  
**Cc:** Sarah May; Matt Helms <Matt.Helms@ucps.k12.nc.us>; Gary Sides <Gary.Sides@ucps.k12.nc.us>; Todd Price <Todd.Price@ucps.k12.nc.us>; William Moore <William.Moore@ucps.k12.nc.us>; Stacey Barber <Stacey.Barber@ucps.k12.nc.us>; MICHAEL HARVEY <MICHAEL.HARVEY@ucps.k12.nc.us>; Gina Chisum <GINA.CHISUM@ucps.k12.nc.us>; Cole Hurst <Cole.Hurst@ucps.k12.nc.us>; Lindsey Williams <Lindsey.Williams@ucps.k12.nc.us>  
**Subject:** RE: U.C. Schools Feedback on Indian Trail Proposed NFM Townhomes

Tim,

As previously mentioned, there was a database error which affected the initial response. We understand the web based code has been updated and now reflects the current capacities at each location. The planned and not built housing unit quantity changed as well. The below response has been modified to reflect these changes.

**Dave Burnett, LEED AP**

## Director of Facilities

Union County Public Schools  
201 Venus Street  
Monroe, NC 28112

704-296-3160 X6755 (Phone)

704-218-1716 (Cell)

<https://www.ucps.k12.nc.us>

**Note:** All email correspondence to and from this address is subject to public review under the NC Public Records Law. As a result, all messages may be monitored by and disclosed to third parties. In compliance with federal law, UCPS administers all educational programs, employment activities and admissions without discrimination because of race, religion, national or ethnic origin, color, age, military service, disability or gender, except where exemption is appropriate and allowed by law and provides equal access to the Boy Scouts and other designated youth groups.

---

**From:** David Burnett

**Sent:** Sunday, February 5, 2023 10:19 PM

**To:** Tim Jones <[tdj@indiantrail.org](mailto:tdj@indiantrail.org)>

**Cc:** Sarah May; Matt Helms <[Matt.Helms@ucps.k12.nc.us](mailto:Matt.Helms@ucps.k12.nc.us)>; Gary Sides

<[Gary.Sides@ucps.k12.nc.us](mailto:Gary.Sides@ucps.k12.nc.us)>; Todd Price <[Todd.Price@ucps.k12.nc.us](mailto:Todd.Price@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)>; MICHAEL

HARVEY <[MICHAEL.HARVEY@ucps.k12.nc.us](mailto:MICHAEL.HARVEY@ucps.k12.nc.us)>; Gina Chisum <[GINA.CHISUM@ucps.k12.nc.us](mailto:GINA.CHISUM@ucps.k12.nc.us)>; Cole

Hurst <[Cole.Hurst@ucps.k12.nc.us](mailto:Cole.Hurst@ucps.k12.nc.us)>; Lindsey Williams <[Lindsey.Williams@ucps.k12.nc.us](mailto:Lindsey.Williams@ucps.k12.nc.us)>

**Subject:** RE: U.C. Schools Feedback on Indian Trail Proposed NFM Townhomes

Tim,

Thank you for sending this proposed development our way. I understand this NFM Townhomes development consists of 86 townhomes on approximately 17 acres located on Old Monroe Rd, near Radiator Rd (tax parcels 07090018 and 07090018B). Currently this development is located within the following school attendance areas:

Shiloh Valley Primary School at 90% rated capacity

Shiloh Valley Elementary School at 71% rated capacity

Sun Valley Middle at 84% rated capacity

Sun Valley High at 89% 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 development will bring the number of planned and not built housing units within the Shiloh Valley PS/ES attendance area to approximately 2,044 units. This includes:

Arka Heights	210
Evoke at Indian Trail	320
Harkey Creek	182
Heritage	173
Sagecroft	473
Sagecroft Townhomes	84
Sun Valley Marketplace	500
Williams Pond	49
Weddington Pointe	53

Also within the Sun Valley MS/HS cluster attendance area (for a total of approximately 4,656 units inclusive of Shiloh Valley PS/ES developments) are:

Arka Heights	210
Bailey Mills	92
Belshire	57
Chestnut Lane Subdivision*	34
Cottages West	44
Dickson Farm	391
Evoke at Indian Trail	320
Exchange at Indian Trail	312
Fenwick Commons	44
Grove at Chestnut Park	93
Harkey Creek	182
Harpers Run	98
Heritage	173
McClendon Place	180
Moore Farm	584
Potter Rd Townhomes	87
Sagecroft	473
Sagecroft Townhomes	84
Sun Valley Marketplace	500
The Hub	350
Villages at Rocky River West	295
Weddington Pointe	53

This project, by itself, is not expected to adversely impact these listed school enrollments. Should all proposed developments listed be fully realized, within a short build-out period, each of the school enrollments could be problematic.

\* 55+ community

**Dave Burnett, LEED AP**  
**Director of Facilities**

Union County Public Schools  
201 Venus Street  
Monroe, NC 28112

704-296-3160 X6755 (Phone)  
704-218-1716 (Cell)

<https://www.ucps.k12.nc.us>

**Note:** All email correspondence to and from this address is subject to public review under the NC Public Records Law. As a result, all messages may be monitored by and disclosed to third parties. In compliance with federal law, UCPS administers all educational programs, employment activities and admissions without discrimination because of race, religion, national or ethnic origin, color, age, military service, disability or gender, except where exemption is appropriate and allowed by law and provides equal access to the Boy Scouts and other designated youth groups.

---

**From:** Tim Jones <[tdj@indiantrail.org](mailto:tdj@indiantrail.org)>

**Sent:** Thursday, February 2, 2023 8:05 AM

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

**Subject:** U.C. Schools Feedback on Indian Trail Proposed NFM Townhomes

**WARNING: This email originated outside of our organization.**

**DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.**

Dave,

We are processing a Conditional Zoning/Annexation request for townhomes at Parcels 07090018 and 07090018B along Old Monroe Rd. Would you provide the regular feedback on school capacity, etc. at the schools that would serve this proposed development if approved?

Project Name: NFM Townhomes

Applicant: NFM Properties, LLC

Units: 86 townhome units

Bedrooms per unit: primarily 3-bedroom units with an estimated 1,700 to 2,200 square feet of interior space

Thank you,

**Tim Jones, AICP, CZO**

Senior Planner, Planning Department

[tdj@indiantrail.org](mailto:tdj@indiantrail.org)

---



Planning Department  
315 Matthews-Indian Trail Road  
Indian Trail, NC 28079  
Office: 704-821-5401, ext 201  
[www.IndianTrail.org](http://www.IndianTrail.org)



Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review.