

**From:** [David Burnett](#)  
**To:** [Danny McManus Jr](#)  
**Subject:** FW: Belle Mar Subdivision  
**Date:** Sunday, March 12, 2023 5:43:49 PM  
**Attachments:** [Belle Mar notification.pdf](#)

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Please post on the website when convenient. 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>

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**From:** David Burnett  
**Sent:** Sunday, March 12, 2023 5:42 PM  
**To:** Tim Brown <TBrown@mckimcreed.com>  
**Cc:** Kathy Heintel (Kathy.Heintel@ucps.k12.nc.us) <Kathy.Heintel@ucps.k12.nc.us>; Sarah May; Matt Helms <Matt.Helms@ucps.k12.nc.us>; Todd Price <Todd.Price@ucps.k12.nc.us>; Gary Sides <Gary.Sides@ucps.k12.nc.us>; William Moore <William.Moore@ucps.k12.nc.us>; Stacey Barber <Stacey.Barber@ucps.k12.nc.us>; Jeff Kraftson <jeff.kraftson@ucps.k12.nc.us>; Marcus Leake <marcus.leake@ucps.k12.nc.us>; Jennifer Parker <Jennifer.Parker@ucps.k12.nc.us>; Robert Tefft <rtefft@townofweddington.com>  
**Subject:** RE: Belle Mar Subdivision

Tim,

Thank you for making us aware. Belle Mar subdivision is a proposed 10 sfu development to be located on Old Mill Rd, east of Hwy 16. It will be within the following school attendance areas for the current (2022-2023) school year:

Rea View Elementary currently at 84% rated capacity  
Weddington Middle currently at 120% rated capacity!  
Weddington High currently at 103% 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attendance area to approximately 310 units. 419 Weddington Rd was in the Marvin Ridge MS/HS cluster but has since been withdrawn.

419 Weddington Church Rd	11 - withdrawn
Cottages at Marvin Gardens	25
Haven Estates	44
Hemby Place	35
Weddington Green	196
Belle Mar	10

Within the Weddington MS/HS cluster attendance area (for a total of approximately 1,680 units) are:

Bedford Towns	39
Cardinal Crest	10
Cavesson	28
Cottages at Marvin Gardens	25
Courtyards at Howey Farms*	115
Creek's Landing	117
Cresswind*	615
Enclave at Weddington	2
Falls at Weddington	36
Glenhurst	116
Harlows Crossing	9
Haven Estates	44
Hemby Place	35
McCoy Farms	43
Pinnacle @ Wesley Chapel*	61
Riley Estates	4
Twin Lakes	82
Weddington Glen	35
Weddington Green	196
Williams Pond	49
Woodford Chase	9
Belle Mar	10

\*55 and older

Per Board of Education policy, neither Weddington 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, LEED AP**  
**Director of Facilities**

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**From:** Tim Brown <[TBrown@mckimcreed.com](mailto:TBrown@mckimcreed.com)>

**Sent:** Saturday, March 4, 2023 4:17 PM

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

**Subject:** Belle Mar Subdivision

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

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Mr. Burnett,

I am currently in the process of having a final plat reviewed by the town of Weddington. One of the initial comments we received was that we needed to provide a notification to you stating the number of lots requested in the plat application. The permit number is 23-00145.

I have attached a letter with this information. Please let me know if you have any questions or require any additional information.

Thank you,

**Tim Brown, PLS** | Geomatics Project Manager  
**T** 704.841.2588 | **M** 704.668.5747  
8020 Tower Point Drive, Charlotte, NC 28227

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