

**From:** [PlanningInfo](#)  
**To:** ["Keri Mendler"](#)  
**Cc:** [William Moore](#); [Lauren Phipps](#); [Danny McManus Jr](#); [Stacey Barber](#); [Kathy Heintel](#); [Sarah May](#); [Matt Helms](#); [Todd Price](#); [Gary Sides](#); [Sharyn VonCannon](#); [Cassie Eley](#); [Dylan Stamey](#)  
**Subject:** RE: New Project - David Weekley  
**Date:** Thursday, August 24, 2023 2:58:21 PM

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Keri, thank you for the opportunity to respond. The David Weekley Project is a proposed 103 sfu development along Morgan Mill Rd near Deese Rd and Baucom Deese Rd. It will be located within the following school attendance areas for the upcoming (2023-2024) school year:

Unionville Elementary	Currently at 97% rated capacity
Piedmont Middle	Currently at 100% rated capacity
Piedmont High	Currently at 79% 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 Unionville ES attendance area to approximately 1658 units. This includes:

- Kellerton Place: 48 additional units
- Scotch Meadows: 108 additional units
- The Ridge at 601: 522 units
- Sabella Estates: 18 additional units
- Eastwood: 90 units
- Wellington: 256 units
- Monroe Chase 238 units
- Sycamore Apartments: 275 units

Also within the Piedmont cluster attendance area (for a total of approximately 2821 units) are:

- Woodlands Creek: 14 additional units
- Secrest Meadows: 135 units
- Simpson Farms: 42 additional units
- Stewarts Crossing: 169 units
- Founders Point: 78 additional units
- Blue Sky Meadows: 360 units
- Peppervine Glen: 72 units
- Fowler Secrest: 100 units
- Secrest Price Road Site: 156 units
- New Salem Estates: 20 additional units
- Army Rd Subdiv: 40 units
- Ashe Meadows: 65 units
- Windsong: 27 units
- Brief Estates: 8 units
- Mill Grove Subdivision: 80 units

Per Board of Education Policy, neither Unionville ES nor Piedmont MS are accepting any additional 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 Ogram

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**From:** Keri Mendler <khutchins@monroenc.org>  
**Sent:** Tuesday, August 8, 2023 4:33 PM  
**To:** PlanningInfo <Planninginfo@ucps.k12.nc.us>  
**Subject:** New Project - David Weekley

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Good afternoon,  
Attached is a site plan submitted for a new 103 lot single family detached subdivision on Morgan Mill Road on parcels 09140013A and 09137089.

I would request any comments the school has by August 22, 2023.

Thank you,

**Keri Mendler, AICP, CZO**

Senior Planner

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