

From: [David Burnett](#)
To: [Mattison Miller, MPA, CZO](#)
Cc: [Stacey Barber](#); [William Moore](#); [Lauren Phipps](#); [Danny McManus Jr](#); [Kathy Heintel](#); [Melissa Merrell](#); [Sarah May](#); [Matt Helms](#); [Ernest Marcello](#); [John DeLucia](#); [Tracy Strickland](#)
Subject: RE: 1st Submittal CD Rezoning - Cottage Park - Waxhaw Marvin Road and Helms Road
Date: Sunday, October 2, 2022 1:47:01 PM
Attachments: [image003.png](#)
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[image005.png](#)

Hello, Mattison.

Thank you for the opportunity to respond. Cotton Park is a proposed 227 unit residential subdivision to be located along Hwy 75/Helms Road/Waxhaw-Marvin Rd. Enrollment/utilization numbers are from PowerSchool data obtained on October 2, 2022. The proposed subdivision will be within the following school attendance areas for the current (2022-2023) school year:

- Waxhaw Elementary at 99.54% rated capacity.
- Parkwood Middle at 84.25% rated capacity.
- Parkwood High at 77.98% 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 2,143 units. This includes:

- Villages of Waxhaw: 33 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
- Amavi Waxhaw: 139 additional units
- Belshire: 105 units
- Encore at Streamside: 453 units
- 300 North Broad: 20 units
- Olde Town Village: 66 units
- Wildwood Place: 10 additional units
- Blythe Mill Towns: 120 units
- Trails End: 146 units
- Rogers Pond: 124 units
- Seven Hills: 189 units
- Cotton Park: 227 units

Also within the Parkwood cluster attendance area (for a total of approximately 3,407 units) include:

- 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
- Cody Downs: 89 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

Although the currently assigned schools are within rated capacity, the volume of planned residential construction in this area threatens the ability of existing schools to handle increased enrollments. 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: Mattison Miller, MPA, CZO <mmiller@waxhaw.com>

Sent: Thursday, September 29, 2022 4:19 PM

To: David Burnett <David.Burnett@ucps.k12.nc.us>

Subject: FW: 1st Submittal CD Rezoning - Cottage Park - Waxhaw Marvin Road and Helms Road

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.

Good afternoon David,

I was told you are the person to forward these submittals to. Please see below.



MATTISON MILLER, MPA, CZO
SENIOR PLANNER | CODE ENFORCEMENT ADMINISTRATOR

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"Waxhaw is a friendly, vibrant prosperous town where history and creativity build an enduring, safe and healthy community for people of all ages to live, learn, work, play or grow a business."

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From: Mattison Miller, MPA, CZO

Sent: Thursday, September 29, 2022 3:36 PM

To: Technical Review Committee <trc@waxhaw.com>

Subject: 1st Submittal CD Rezoning - Cottage Park - Waxhaw Marvin Road and Helms Road

Good afternoon TRC Members,

Please find attached the 1st submittal CD Rezoning Plan for Cottage Park – a mixed use development of retail and cottage style residential homes located at the intersection of Waxhaw Marvin Road and Helms Road.

Please review the plans and send comments back to me by close of business, Monday, October 10th. If you need additional time, please let me know. **Town of Waxhaw staff, I will be sending out the Bluebeam Revu Session shortly.**

If this submittal does not pertain to your organization please ignore!