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|---|---|
| **From:** | David Burnett |
| **To:** | Janet Peirano, 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: Seven Hills Preliminary Plat - 1st submittal |
| **Date:** | Wednesday, September 21, 2022 3:00:35 PM |
| **Attachments:** | image004.png<br>image005.png<br>image003.png |

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Hello, Janet.

Thank you for the opportunity to respond. Seven Hills is a proposed 189 unit townhome subdivision to be located along Old Waxhaw Monroe Rd. Official 20th day enrollment/utilization numbers are not yet available for distribution. Therefore, the percentages below are from last school year but includes preliminary data for this school year for the impacted schools below. The proposed subdivision will be within the following school attendance areas for the current (2022-2023) school year:

- Waxhaw Elementary (school year 21/22) at 92% rated capacity. Preliminary 22/23 data: 99% rated capacity.
- Parkwood Middle (school year 21/22) at 83% rated capacity. Preliminary 22/23 data: 84% rated capacity.
- Parkwood High (school year 21/22) at 74% rated capacity. Preliminary 22/23 data: 78% 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 1,916 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

Also within the Parkwood cluster attendance area (for a total of approximately 3,115 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:** Janet Peirano, CZO <jpeirano@waxhaw.com>
**Sent:** Tuesday, September 6, 2022 3:52 PM
**To:** Technical Review Committee <trc@waxhaw.com>
**Subject:** Seven Hills Preliminary Plat - 1st submittal

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Good afternoon, Waxhaw TRC Members,

We have received a preliminary plat for the Seven Hills project, a mixed-use subdivision located off Waxhaw Highway, parcel numbers 05087014C, 05087015, 05087016 and 05087017. Please see the link provided below. (Waxhaw folks you should have received a separate Bluebeam studio session for review.)

For the 1st submittal, please review the plans and submit comments back to me by end of day, Wednesday, September 21st. If you need additional time, please let me know.

If this submittal does not pertain to your organization, simply ignore.

Thanks! JP

**JANET PEIRANO, CZO**
**PLANNER**

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