



Re: Stallings Conditional Zoning Submittal at Stevens Mill Road and Idlewild Road

From Sara Hymel <Sara.Hymel@ucps.k12.nc.us>

Date Tue 2025-12-23 10:33

To Max Hsiang <mhsiang@stallingsnc.org>

Cc Sarah May <Sarah.May@ucps.k12.nc.us>; Colon Moore <William.Moore@ucps.k12.nc.us>; Danny McManus Jr <Danny.McManusJr@ucps.k12.nc.us>; Brian Joyner <brian.joyner@ucps.k12.nc.us>; Jimmy Bention <Jimmy.Bention@ucps.k12.nc.us>; Laura Gaddy <laura.gaddy@ucps.k12.nc.us>; Debbie Mayer <debbie.mayer@ucps.k12.nc.us>; John DeLucia <john.delucia@ucps.k12.nc.us>; Mary Gonzalez <Mary.Gonzalez@ucps.k12.nc.us>

Good Morning,

Thank you for the opportunity to provide feedback associated with the proposed residential and commercial community, Stevens Village, located at the intersection of Stevens Mill Road and Idlewild Road. This property is a mixed-use development consisting of 118 townhomes and 15,000 square feet of commercial space. Based on the provided information, the community is currently assigned to the below:

	School Name:	2025-2026 20th day ADM	Building Capacity	Building Utilization
Elementary:	Stallings Elementary	771	750	103%
Middle:	Porter Ridge Middle School	1459	1454	100%
High:	Porter Ridge High School	1780	1812	98%

Utilizing information collected on the demography report(s) and internal monitoring, the organization is currently tracking 2,999 vacant designed land (VDL) units within the assigned cluster.

This number is inclusive of, but is not limited to, the below currently assignment to Stallings Elementary School:

- Springshire Creek – 150 Units
- Idlewild Mixed Residential – 148 Units
- Mill Creek Residential – 324 Units
- Sawmill Run – 40 Units
- Stallings Farm – 216 Units
- The Willows – 315 Units

Within the Porter Ridge MS/HS attendance zone, the below are representative of the remaining units currently being tracked:

- Hudson Ridge – 7 Units
- Secret Enclave – 18 Units

Crossgate Condos – 150 Units
Fallbrook – 237 Units
Oakwood – 204 Units
Sheffield Phase 2 – 71 Units
Stinson Farms – 528 Units
Calico Ridge – 113 Units
Rocky River Crossing (Elevate) - 360 Units

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.

The above referenced assigned schools should be considered the home schools. However, upon identification and need, UCPS administration will conduct periodic evaluations to determine the current and projected capacities of each school site. If the identified schools require realignment, UCPS administration could recommend a realignment of the subdivision to the Union County Board of Education.

Sincerely,

Sara Hymel
Director of Planning and Construction

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From: Max Hsiang <mhsiang@stallingsnc.org>

Sent: Tuesday, December 16, 2025 09:36

Subject: Stallings Conditional Zoning Submittal at Stevens Mill Road and Idlewild Road

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Hello,

We have received a Conditional Zoning submittal for a project consisting of 118 townhomes and 15,000 square feet of commercial space at the intersection of Stevens Mill Road and Idlewild Road. When you have time, please send me your comments and let me know if you have any questions. I have attached the Conditional Zoning development standards, the Conditional Zoning site plan, and the neighborhood meeting presentation.

The anticipated schedule is as follows, subject to change.

Subcommittee meeting on January 14

Planning Board meeting on January 20

Town Council public hearing on February 23



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