



RIS Morris Family Farm - Town of Weddington 05.21.2026

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

Date Thu 2026-05-21 3:54 PM

To George Walsh <gw Walsh@tollbrothers.com>; Robert Price <rprice1@tollbrothers.com>

Cc Colon Moore <William.Moore@ucps.k12.nc.us>; Danny McManus Jr <Danny.McManusJr@ucps.k12.nc.us>; Sarah May <Sarah.May@ucps.k12.nc.us>; Kathy Heintel <Kathy.Heintel@ucps.k12.nc.us>; Todd Price <Todd.Price@ucps.k12.nc.us>; Matt Helms <Matt.Helms@ucps.k12.nc.us>; JimmyH BentionSR <JimmyH.BentionSR@ucps.k12.nc.us>; Marcus Leake <marcus.leake@ucps.k12.nc.us>; Tom Childers <TOM.CHILDERS@ucps.k12.nc.us>; Kevin Beals <kevin.beals@ucps.k12.nc.us>; Brian Joyner <brian.joyner@ucps.k12.nc.us>; Amanda Benton <mandy.benton@ucps.k12.nc.us>; Ashley Siddons <Ashley.Siddons@ucps.k12.nc.us>; Mary Gonzalez <Mary.Gonzalez@ucps.k12.nc.us>

Good Afternoon,

Thank you for the opportunity to provide feedback associated with the proposed residential community, Morris Family Farms, located on or about parcel address 3101 Antioch Church Road (06120011). This subdivision contains 39 single family homes (site map date: 04/30/20026). Based on the information provided, the parcel is currently assigned to the below:

	School Name:	2025-2026 20th day ADM	Building Capacity	Building Utilization
Elementary:	Antioch Elementary	757	796	105%
Middle:	Weddington Middle	1311	1216	108%
High:	Weddington High	1902	1794	106%

Utilizing information collected on the demography report(s) and internal monitoring, the organization is currently tracking 447 vacant designed land (VDL) units within the Weddington cluster.

198 units are currently assigned to Antioch Elementary School:

Subdivision	Units	Elem	Middle	High
Patrick Place	148	Antioch	Weddington	Weddington
Weddington Grove	5	Antioch	Weddington	Weddington
Windsor Farms	27	Antioch	Weddington	Weddington
Luna Estates	18	Antioch	Weddington	Weddington

Within the Weddington MS/HS attendance zone, the table below is representative of the remaining 249 units:

Subdivisions	Units	Elem	Middle	High
Atherton Phase V	18	Weddington	Weddington	Weddington
Arya (formerly Ennis Road)	13	Rea View	Weddington	Weddington
Beckingham	38	Rea View	Weddington	Weddington
Belle Mar	10	Rea View	Weddington	Weddington
Cardinal Row	9	Weddington	Weddington	Weddington
Empire Communities	34	Rea View	Weddington	Weddington
Keystone Deal Road (Elysian)	12	Weddington	Weddington	Weddington
Grandview	37	Rea View	Weddington	Weddington
601 Weddington Matthews Rd	3	Weddington	Weddington	Weddington
Brentwood Residential (Billy Howey)	12	Wesley Chapel	Weddington	Weddington
Riley Estates	4	Weddington	Weddington	Weddington
Vara Oaks	39	Wesley Chapel	Weddington	Weddington
Willow Oak	20	Wesley Chapel	Weddington	Weddington

Additional residential construction contributes to high enrollments, which in turn exacerbate problems such as:

- Additional mobile classrooms
- Inadequate capacity for food service and restroom 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

Union County Public Schools
201 Venus Street Monroe, NC 28112
Telephone: 704-296-3160 - D (internal ext. 6766)
Cell Phone: 980-722-5762
Email: sara.hymel@ucps.k12.nc.us

www.ucps.k12.nc.us

All email correspondence to and from this address is subject to public review under the NC Public Records Law. As a result, all messages may be monitored by and disclosed to third parties. In compliance with federal law, Union County Public School System administers all educational programs, employment activities, and admissions without discrimination because of race, religion, national or ethnic origin, color, age, military service, disability, or gender, except where exemption is appropriate and allowed by law and provides equal access to the Boy Scouts and other designated youth groups.

From: George Walsh <gwalsh@tollbrothers.com>
Sent: Wednesday, May 20, 2026 2:22 PM
To: Sara Hymel <Sara.Hymel@ucps.k12.nc.us>
Subject: Morris Family Farm - New Subdivision

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.

Hey Sara,

I hope you are well! We traded emails many months ago regarding one of our new subdivisions named Morris Family Farm in Weddington, NC. I wanted to reach out regarding a request the Town of Weddington would like us to provide them.

The Town of Weddington has requested a school impact letter for our development and would like to further the discussions that we have had previously. I have attached the site plan for reference and screenshot the Union County GIS Parcel Number below.

Thank you for the assistance here! If you feel we need to set up a call, I would be happy to find some availability. Have a great week!

Parcel Number:	06120011
Owner Information:	MORRIS R S FAMILY LIMITED PARTNERSHIP 5017 MATTHEWS WEDDINGTON RD MATTHEWS NC 28104
Deed Book:	
Deed Page:	
Acreege:	94.031
Physical Address:	0 WEDDINGTON MATTHEWS RD
Description:	MORRIS
Sale Amount:	
Sale Date:	12/31/1969
Year Built:	0

George Walsh
Sr. Land Acquisition Manager
Toll Brothers
9130 Kings Parade Boulevard, Charlotte, NC 28273



Toll Brothers[®]

#1 HOME BUILDER

FORTUNE WORLD'S MOST
ADMIRABLE COMPANIES

©2026 FORTUNE Media IP Limited. Used under license.