



RIS - City of Monroe - Starlite & Solis School Impact Letter 06.18.2026

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

Date Thu 2026-06-18 4:59 PM

To Lisa Thompson <lisathompson@mvalaw.com>

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Good Afternoon,

Thank you for the opportunity to provide feedback associated with the proposed residential community, Starlite and Solis located at the corner of ML King Blvd and Weddington Road which includes 186 single family units, 135 multifamily units and 215 town homes. Based on the information provided, the community is currently assigned to the below:

	School Name:	2025-2026 40th day ADM	Building Capacity	Building Utilization
Elementary:	Rocky River Elementary	535	660	81%
Middle:	Health Sciences Academy at Monroe Middle School	760	1128	67%
High:	Monroe High School	1182	1440	82%

Utilizing information collected on the demography report(s) and internal monitoring, the organization is currently tracking 4,838 vacant designed land (VDL) units within the assigned cluster.

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

Subdivisions	Units
Poplin Village	487
Sanctuary @Southgate	283
Blair Place	38
Riverstone	564
Stewarts Crossing	169
Villages @ Rocky River East	184
Villages @ Rocky River West	295

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

Subdivisions	Units	Elementary School:
Corinth Church Road	21	Walter Bickett
Cedar Meadows	155	Walter Bickett
Jefferson & Crowell	15	Walter Bickett
King Oak	74	Walter Bickett
MLK & Lancaster	86	Walter Bickett
Monroe Chase (Willowbeck Hills)	197	Rock Rest
Monroe Meadows	144	East
Olive Branch	81	Rock Rest
Ridge @ 601	522	East
Secret Commons	472	Walter Bickett
Sutton Place Townhomes	81	Rock Rest
Waxhaw Landing Phase I	500	Walter Bickett
Waxhaw Landing Phase II(Twinleaf)	64	Walter Bickett
Waxhaw Landing Phase III	150	Walter Bickett
Wellington	256	East

Additional residential construction contributes to high enrollments, which in turn exacerbates 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: Lisa Thompson <lisathompson@mvalaw.com>
Sent: Friday, June 5, 2026 9:28 AM
To: Sara Hymel <Sara.Hymel@ucps.k12.nc.us>
Subject: Pappas - Terwilliger Pappas - Starlite & Solis School Impact Letter

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 morning,

It's me again. We are assisting Terwilliger Pappas on a rezoning in Monroe NC. We're seeking a school impact letter. The development is located at the corner of ML King Blvd and Weddington Rd and includes the following residential units:
186 single family detached
135 multi-family
215 townhomes
An image is attached for locational purposes only.

dd Overall Data
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Thank you!

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