



RIS: Waxhaw- Rehobeth Rd Initial Zoning with Annexation

From Sara Hymel <Sara.Hymel@ucps.k12.nc.us>
Date Wed 4/23/2025 3:32 PM
To Ashley Lattin <alattin@waxhaw.com>
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Good Afternoon,

Thank you for the opportunity to provide feedback associated with the parcel 05114029, located on Rehobeth Road. This rezoning includes an estimated 80-unit subdivision. Based on the provided information, the below subdivision is currently assigned to the below:

School Name	2024-2025 40th day ADM	Student Capacity	Building Utilization
Elementary: Waxhaw Elementary	588	653	90%
Middle: Parkwood Middle	880	984	89.4%
High: Parkwood High	1083	1376	78.7%

Utilizing information collected and analyzed on the demography report prepared for Union County Public Schools, the organization is currently tracking _3,334_ vacant designed land (VDL) units within the assigned cluster. This number of VDL units potentially generates _667_ students within the cluster.

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. In the event that 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: Ashley Lattin <alattin@waxhaw.com>
Sent: Thursday, April 10, 2025 12:44 PM
To: Sara Hymel <Sara.Hymel@ucps.k12.nc.us>
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Subject: Waxhaw- Rehobeth Rd Initial Zoning with Annexation

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Hello,

The Following Project has a Public Hearing for later this month:

<https://www.waxhaw.com/government/departments/planning/developer-projects-original/rehobeth-road>

The parcel is 05114029 and is 46 acres. Their expected housing count is 80ish homes.

Please let us know if there's any other additional information that would be helpful? I will update after the Board Decision in May.

Thank you,



ASHLEY LATTIN
PLANNING ADMINISTRATOR

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