



RIS: Union County Residential rezoning on NC 75 4.25.2025

From Sara Hymel <Sara.Hymel@ucps.k12.nc.us>  
Date Fri 4/25/2025 1:05 PM  
To bjorn.hansen@unioncountync.gov <bjorn.hansen@unioncountync.gov>  
Cc Colon Moore <William.Moore@ucps.k12.nc.us>; Danny McManus Jr <Danny.McManusJr@ucps.k12.nc.us>; Ashley Siddons <Ashley.Siddons@ucps.k12.nc.us>; Sarah May <Sarah.May@ucps.k12.nc.us>; Jimmy Bention <Jimmy.Bention@ucps.k12.nc.us>; John DeLucia <john.delucia@ucps.k12.nc.us>; Tracy Strickland <tracy.strickland@ucps.k12.nc.us>; Kelly Romanowski <kelly.romanowski@ucps.k12.nc.us>; Brian Joyner <brian.joyner@ucps.k12.nc.us>; Amanda Benton <mandy.benton@ucps.k12.nc.us>

Good Afternoon

Thank you for the opportunity to provide feedback associated with the parcel rezoning located on Old Waxhaw Monroe Road referenced as Shenandoah. This subdivision includes 91 single family homes. Based on the provided information, the subdivision is currently assigned to the below:

	School Name	2024-2025 40th day ADM	Building Capacity	Building Utilization
Elementary	Western Union Elementary	535	601	89%
Middle	Parkwood Middle School	880	984	89.4%
High	Parkwood High School	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**

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](mailto:sara.hymel@ucps.k12.nc.us)

[www.ucps.k12.nc.us](http://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:** Bjorn Hansen <[bjorn.hansen@unioncountync.gov](mailto:bjorn.hansen@unioncountync.gov)>  
**Sent:** Tuesday, March 25, 2025 4:06 PM  
**To:** Sara Hymel <[Sara.Hymel@ucps.k12.nc.us](mailto:Sara.Hymel@ucps.k12.nc.us)>  
**Subject:** Residential rezoning on NC 75

**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.**

Sara,

We have received a residential rezoning request on NC 75 just east of Mineral Springs. Please send me any comments by April 25.

Thanks,

Bjorn

**Bjorn E. Hansen, AICP CTP, CZO**

Senior Planner – Long Range Planning | Planning Department

T 704.283.3690

[bjorn.hansen@unioncountync.gov](mailto:bjorn.hansen@unioncountync.gov)  
[unioncountync.gov](http://unioncountync.gov)



Union County Government  
500 North Main Street, Suite 70  
Monroe, NC 28112

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records law and may be disclosed to third parties. If you are not the intended recipient of this e-mail, please contact the sender immediately.