



Planning Services

4421 Stuart Andrew Blvd.
Charlotte, NC 28217
Phone: 980-343-6246
Email: planning@cms.k12.nc.us

Petition No: 2019-159

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 0.952 acres zoned MUDD-O(CD) would allow approximately zero dwelling units.

The subject property is industrial

Number of students potentially generated under current zoning: 0 student(s)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The TOD-TR zoning seeks to allow up to TBD

CMS Planning Group: Central

Average Student Yield per Unit: TBD

This development may add “TBD” student(s) to the schools in this area.

The following data is as of 20th Day of the 2019-20 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day Enrollment</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20th Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
PINEWOOD ELEMENTARY	32.5	35	495	604	93%	TBD	TBD
ALEXANDER GRAHAM MIDDLE	72	65	1358	1226	111%	TBD	TBD
HARDING UNIVERSITY HIGH	103.0	78	1560	1181	132%	TBD	TBD

The total estimated capital cost of providing the additional school capacity for this new development is \$000,000; calculated as follows: TBD

RECOMMENDATION

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about a rezoning case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the school(s) listed above.



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In the Central Planning Group, the projected student impact from approved rezonings from March 2017 to present is 997 students.

Planning Group	Petition	Projected Students	Petitioner	Approval Date
Central	2016-076	1	The Drakeford Company	2017-04-17
Central	2017-017	4	NODA Terrace, LLC	2017-04-17
Central	2017-032	158	Alliance Residential Company	2017-04-17
Central	2017-041	307	Charlotte Tryon Hills Partners, LLC	2017-05-15
Central	2017-012	4	The Drakeford Company	2017-05-22
Central	2017-034	1	Saussy Burbank, LLC	2017-07-17
Central	2017-080	119	Griffith Equities, LLC and E.C Griffith Company	2017-09-18
Central	2017-070	1	Saussy Burbank, LLC	2017-09-25
Central	2015-093	25	1351 Woodlawn (Melrose), LLC	2017-10-16
Central	2017-101	2	Optimist Park Partners, LLC	2017-12-18
Central	2017-162	4	Craig Calcasola	2018-02-19
Central	2017-173	33	RAM Realty Advisors	2018-02-19
Central	2017-164	89	Pedcor Investments	2018-04-16
Central	2017-183	1	Hopper Communities, Inc.	2018-05-21
Central	2018-008	3	The Drakeford Company; Saussy Burbank, LLC	2018-05-21
Central	2018-016	1	Michael Loeb	2018-06-18
Central	2018-018	2	Unique Southern Estates, LLC	2018-06-18
Central	2017-203	20	South End West Syndicate, LLC	2018-07-16
Central	2018-036	1	No Fear Investments, LLC	2018-07-16
Central	2018-057	5	Shea Homes	2018-09-24
Central	2018-060	3	Eid Refaey	2018-09-24
Central	2018-023	1	Jason Idilbi	2018-10-15
Central	2017-168	1	J.S. & Son's Construction Company, LLC	2018-11-19
Central	2018-099	6	Shea Homes	2018-12-17
Central	2018-112	1	Michael Loeb	2018-12-17
Central	2018-111	9	David Weekley Homes	2019-01-22
Central	2018-135	4	Woodlawn Station Holdings LLC	2019-03-18
Central	2018-097	4	Stamatis Tsilimos	2019-04-15
Central	2018-149	20	West End Investments, LLC	2019-04-15
Central	2018-137	1	Lakewood Apartments LLC	2019-05-20
Central	2019-005	9	Ardent Acquisitions LLC	2019-07-15
Central	2018-163	9	Suncap Property Group LLC	2019-09-16
Central	2019-008	4	CoHab LLC	2019-09-16
Central	2019-053	5	Hopper Communities	2019-09-16
Central	2019-058	17	Housing Authority of the City of Charlotte NC	2019-09-16
Central	2019-076	4	Hopper Communities	2019-10-21



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Central	2018-150	30	TDC Greenville, LLC	2019-12-16
Central	2019-098	2	Flagship Healthcare	2019-12-22
Central	2019-112	1	Mark Heisig	2019-12-25
Central	2019-069	7	Harrison Tucker- CoHab, LLC	2020-01-21
Central	2019-080	11	Seahawk Partner Holdings, LLC	2020-01-21
Central	2019-092	38	Carolina Development Group NC, LLC	2020-01-21
Central	2019-124	9	Gvest Capital, LLC	2020-01-21
Central	2019-069	7	Harrison Tucker- CoHab, LLC	2020-02-17
Central	2019-080	11	Seahawk Partner Holdings, LLC	2020-02-17
Central	2019-138	2	Roma Homes	2020-02-17
	Total	997		