



Planning Services

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

Petition No: 2020-011

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 1.35 acres zoned R-4 would allow approximately 5.4 dwelling units.

The subject property is developed with one single family home.

Number of students potentially generated under current zoning: 3 student(s) (1 elementary, 1 middle, 1 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The UR-1(CD) zoning seeks to allow up to 7 single-family units

CMS Planning Group: South

Average Student Yield per Unit: 0.6073

This development may add 4 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>
PINEY GROVE ELEMENTARY ¹	49	38	696	596	129%	2	129%
MINT HILL MIDDLE	59	50	1087	921	118%	1	118%
BUTLER HIGH	104.5	98	2003	1878	107%	1	107%

The following projects are included on the CMS 2017 Bond Projects list, as approved by county voters:

1. Construction of a new middle school; relieves crowding at Bain, Lebanon Road and Piney Grove Elementary Schools.

The total estimated capital cost of providing the additional school capacity for this new development is \$149,000; calculated as follows:

Elementary School: **2**x \$34,000 = \$68,000
 Middle School: **1**x \$37,000 = \$37,000
 High School: **1**x \$44,000 = \$44,000



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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.

In the South Planning Group, the projected student impact from approved rezonings from March 2017 to present is 526 students.

Planning Group	Petition	Projected Students	Petitioner	Approval Date
South	2017-044	10	Jacobs Fork Properties, LLC	2017-06-19
South	2017-069	14	Heydon Hall II, LLC	2017-08-28
South	2017-110	26	Lincoln Harris, LLC	2017-10-16
South	2017-102	4	David Weekley Homes	2017-12-18
South	2017-104	46	Cambridge Properties, Inc.	2017-12-18
South	2017-131	1	Saussy Burbank, LLC	2017-12-18
South	2017-146	6	North State Development, LLC	2018-02-19
South	2017-160	2	Madison Simmons Homes and Communities, LLC	2018-02-19
South	2017-171	44	Century Communities	2018-04-16
South	2017-202	1	Sinacori Builders, LLC	2018-06-18
South	2018-022	3	Kyle Short	2018-07-16
South	2018-044	11	Land Investment Resources, LLC	2018-09-24
South	2018-026	4	Llewellyn Development, LLC	2018-10-15
South	2018-066	2	Anthony Moore	2018-10-15
South	2018-094	2	Hopper Communities, Inc	2018-11-19
South	2018-101	9	Llewellyn Development, LLC	2018-12-17
South	2018-127	5	Blue Azalea-Providence LLC	2019-07-15
South	2019-023	5	Sinacori Builders	2019-07-15
South	2018-142	14	Proffitt Dixon Partners	2019-09-16
South	2019-050	5	Land Growth, LLC	2019-09-16
South	2019-083	2	James M. Howell	2019-10-21
South	2019-068	29	Blu South, LLC	2019-11-21
South	2019-030	114	Continental 475 Fund, LLC	2019-12-18
South	2019-047	47	NR Pinehurst Property Owner, LLC	2019-12-19
South	2019-100	1	Matt Connolly-Pike Properties, LLC	2019-12-23
South	2019-030	114	Continental 475 Fund, LLC	2020-01-21
South	2019-140	4	C Investments 5, LLC	2020-02-17
South	2019-141	1	Mark Bolous	2020-02-17
	Total	526		