



**Planning Services**

4421 Stuart Andrew Blvd.  
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**Petition No: 2020-014**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: The approximate 3.9 acres zoned R-8MF(CD) is a conditional rezoning plan that restricts development for a daycare facility only with no residential permitted per the approved petition 1994-024C.*

*Number of students potentially generated under current zoning: zero*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The R-8MF(CD) SPA zoning seeks to allow up to 30 single-family attached townhomes*

*CMS Planning Group: West*

*Average Student Yield per Unit: 0.0947*

This development may add 3 student(s) to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2019-20 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20<sup>th</sup> Day Enrollment</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20<sup>th</sup> 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>
LAKE WYLIE ELEMENTARY	41	39	595	644	105%	2	<b>105%</b>
SOUTHWEST MIDDLE	77.2	56	1480	1074	138%	1	<b>138%</b>
OLYMPIC HIGH <sup>1</sup>	134.5	107	2519	2004	126%	0	<b>126%</b>

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

1. Construction of a new high school; relieves crowding at Olympic High School

The total estimated capital cost of providing the additional school capacity for this new development is \$105,000; calculated as follows:

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



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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 West Planning Group, the projected student impact from approved rezonings from March 2017 to present is 1230 students.**

Planning Group	Petition	Projected Students	Petitioner	Approval Date
West	2016-120	110	Charter Properties, Inc.	2017-12-18
West	2017-142	42	Judson Stringfellow	2018-02-19
West	2017-187	282	MAGA Development LLC	2018-03-19
West	2017-197	52	The Woda Group, Inc.	2018-04-16
West	2018-028	116	Pollack Shores	2018-06-18
West	2018-037	7	Adam Florenza	2018-07-16
West	2017-112	85	Sweetgrass Residential Partners, LLC	2018-09-24
West	2017-205	38	Pope & Land Enterprises, Inc.	2018-10-15
West	2017-023	152	Madison Capital Group, LLC	2018-11-19
West	2018-054	9	Blue Heel Development	2018-11-19
West	2018-077	3	R2 Development	2018-11-19
West	2018-146	31	NorthState Development, LLC	2019-05-20
West	2019-004	82	C4 Investments, LLC	2019-05-20
West	2019-011	63	Milestone Investments, LLC	2019-05-20
West	2019-016	20	Lennar Carolinas, LLC	2019-05-20
West	2018-110	23	Mattamy Homes	2019-07-15
West	2019-043	100	Diamondback Acquisitions Company, LLC	2019-07-15
West	2019-045	14	Moore's Chapel Holdings, LLC	2019-07-15
West	2019-127	1	Regal Estates, LLC	2020-01-21
	Total	1230		
West	2016-056	2938	Crescent Communities, LLC; Lincoln Harris	2016-11-21
	Total	4168	included due to longer expected build-out period.	