IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 11.489 acres zoned R-3 would allow approximately 34 single-family units.

The subject property is residential, vacant and communication tower.

Number of students potentially generated under current zoning: 19 students (7 elementary, 4 middle, 8 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The R-8MF zoning petition seeks to allow up to 91 housing units.

CMS Planning Group: East

Average Student Yield per Unit: 0.2720

The development may add 24 students to the schools in this area.

The following data is as of 20th Day of the 2020-21 school year.

<table>
<thead>
<tr>
<th>Schools Affected</th>
<th>Total Classroom Teachers</th>
<th>Building Classrooms/ Teacher Stations</th>
<th>20th Day Enrollment</th>
<th>Building Classroom/ Adjusted Capacity (Without Mobiles)</th>
<th>20th Day, Building Utilization (Without Mobiles)</th>
<th>Additional Students As a result of this development</th>
<th>Utilization As of result of this development (Without Mobiles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>REEDY CREEK ELEMENTARY</td>
<td>49</td>
<td>40</td>
<td>866</td>
<td>707</td>
<td>123%</td>
<td>12</td>
<td>125%</td>
</tr>
<tr>
<td>NORTH RIDGE MIDDLE</td>
<td>57</td>
<td>54</td>
<td>994</td>
<td>942</td>
<td>106%</td>
<td>6</td>
<td>106%</td>
</tr>
<tr>
<td>ROCKY RIVER HIGH</td>
<td>80.5</td>
<td>100</td>
<td>1478</td>
<td>1836</td>
<td>81%</td>
<td>6</td>
<td>81%</td>
</tr>
</tbody>
</table>

The total estimated capital costs of providing the additional school capacity for this new development is $630,000; calculated as follow:

Elementary School: \(12 \times $34,000 = $408,000\)

Middle School: \(6 \times $37,000 = $222,000\)
**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 listed above.

Applicants are encouraged to contact us in advance of their project submittals to inform CMS of their prospective impacts and discuss mitigation alternatives.

In the East Planning Group, the projected student impact from approved rezonings from January 2018 to December 2020 is 2156 students.

<table>
<thead>
<tr>
<th>Planning Group</th>
<th>Petition</th>
<th>Projected Students</th>
<th>Petitioner</th>
<th>Approval Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>East</td>
<td>2017-157</td>
<td>57</td>
<td>Essex Homes Southeast, Inc.</td>
<td>2018-01-26</td>
</tr>
<tr>
<td>East</td>
<td>2017-153</td>
<td>43</td>
<td>JDSI, LLC by Judson Stringfellow</td>
<td>2018-03-19</td>
</tr>
<tr>
<td>East</td>
<td>2017-190</td>
<td>66</td>
<td>C4 Investments, LLC</td>
<td>2018-03-19</td>
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<tr>
<td>East</td>
<td>2017-193</td>
<td>14</td>
<td>Mazen Chakra</td>
<td>2018-04-16</td>
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<tr>
<td>East</td>
<td>2017-201</td>
<td>105</td>
<td>K Sade Ventures</td>
<td>2018-04-16</td>
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<tr>
<td>East</td>
<td>2017-180</td>
<td>166</td>
<td>JS Helms Family Properties, LLC</td>
<td>2018-06-18</td>
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<tr>
<td>East</td>
<td>2018-005</td>
<td>213</td>
<td>Meritage Homes of the Carolinas, Inc.</td>
<td>2018-06-18</td>
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<tr>
<td>East</td>
<td>2018-084</td>
<td>102</td>
<td>Amicus Partners, PLLC</td>
<td>2018-11-19</td>
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<tr>
<td>East</td>
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<td>JDSI, LLC</td>
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<tr>
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<td>East</td>
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<td>LIV Development</td>
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<tr>
<td>East</td>
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<tr>
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<td>24</td>
<td>Josh Jolley</td>
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<td>Ramon Adames</td>
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<td>HHHunt</td>
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<td>2019-162</td>
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<td>Harbor Baptist Church</td>
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<td>Spectrum Companies</td>
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<td>2020-026</td>
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<td>Union at Tryon, LP</td>
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<td>East</td>
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<td>74</td>
<td>Erwin Capital</td>
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<td>K Sade Ventures, Inc</td>
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<tr>
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<td>Herman E. Ratchford</td>
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<td>Redwood USA, LLC</td>
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<td>Justin Adams- Maple Multi-Family Land Use SE, LP</td>
<td>2020-12-21</td>
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<tr>
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<td>----------</td>
<td>----</td>
<td>-----------------------------------------------</td>
<td>------------</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>2156</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>