



Planning Services

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

Petition No: 2021-001

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 0.24 acres zoned R-5 would allow approximately 1 single-family home.

Number of students potentially generated under current zoning: zero

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The R-8(CD) zoning petition seeks to allow up to 2 single-family homes.

CMS Planning Group: Central

Average Student Yield per Unit: 0.4954

The development may add 1 student to the schools in this area.

The following data is as of 20th Day of the 2020-21 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>
SHAMROCK GARDENS ELEMENTARY	30	36	459	551	83%	1	83%
EASTWAY MIDDLE	59.5	51	810	694	117%	0	117%
GARINGER HIGH	104.5	89	1498	1276	117%	0	117%

RECOMMENDATION

There is no significant impact on the schools listed above.



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In the East Planning Group, the projected student impact from approved rezonings from February 2018 to January 2021 is 2,099 students.

Planning Group	Petition	Projected Students	Petitioner	Approval Date
East	2017-153	43	JDSI, LLC by Judson Stringfellow	2018-03-19
East	2017-190	66	C4 Investments, LLC	2018-03-19
East	2017-193	14	Mazen Chakra	2018-04-16
East	2017-201	105	K Sade Ventures	2018-04-16
East	2017-180	166	JS Helms Family Properties, LLC	2018-06-18
East	2018-005	213	Meritage Homes of the Carolinas, Inc.	2018-06-18
East	2018-084	102	Amicus Partners, PLLC	2018-11-19
East	2018-107	30	JDSI, LLC	2018-12-17
East	2018-141	43	Broadstreet Homes - Michael Iagnemma	2019-03-18
East	2018-143	71	LIV Development	2019-04-15
East	2018-154	13	Charlotte-Mecklenburg Housing Partnership, Inc.	2019-04-15
East	2019-062	34	Suncrest Real Estate & Land	2019-10-21
East	2019-074	24	Josh Jolley	2019-10-21
East	2019-087	69	JDSI, LLC	2019-11-18
East	2019-091	9	Ramon Adames	2019-11-18
East	2019-028	84	HHHunt	2019-12-17
East	2019-139	26	JDSI, LLC	2020-02-17
East	2019-152	110	Spectrum Companies	2020-03-16
East	2019-162	TBD	Harbor Baptist Church	2020-03-16
East	2019-152	110	Spectrum Companies	2020-04-20
East	2020-027	286	City of Charlotte and Crosland Southeast	2020-06-15
East	2020-026	38	Union at Tryon, LP	2020-07-20
East	2020-007	74	Erwin Capital	2020-09-21
East	2020-019	14	Dependable Development	2020-09-21
East	2020-021	5	K Sade Ventures, Inc	2020-09-21
East	2020-065	68	Herman E. Ratchford	2020-09-21
East	2020-092	210	K Sade Ventures, Inc	2020-09-21
East	2020-074	21	Redwood USA, LLC	2020-10-19
East	2019-180	51	Justin Adams- Maple Multi-Family Land Use SE, LP	2020-12-21
	Total	2099		