



**Planning Services**

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

**Petition No: 2021-016**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: The approximately 7.02 acres zoned R-5 would allow approximately 35 single-family homes.*

The subject property is vacant.

*Number of students potentially generated under current zoning: 17 students (10 elementary, 3 middle, 4 high)*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The R-22MF zoning petition seeks to allow up to 156 multi-family units*

*CMS Planning Group: Central*

Average Student Yield per Unit: 0.1838

The development may add 29 students to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2020-21 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>
THOMASBORO K-8	41	32	573	447	128%	21	<b>131%</b>
WEST CHARLOTTE HIGH <sup>1</sup>	91.8	96	1374	1438	96%	8	<b>96%</b>

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

1. Construction of a new 100 classroom school; to replace current facility built in 1954

The total estimated capital costs of providing the additional school capacity for this new development is \$735,000 calculated as follow:

Elementary School: **14** x \$34,000 = \$476,000

Middle School: **7** x \$37,000 = \$259,000



**Planning Services**

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

**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 Central Planning Group, the projected student impact from approved rezonings from February 2018 to January 2021 is 798 students.

Planning Group	Petition	Projected Students	Petitioner	Approval Date
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
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



**Planning Services**

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

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
Central	2019-159	TBD	Ed Zepa	2020-03-16
Central	2019-165	TBD	Wood Partners	2020-03-16
Central	2019-126	2	Harrison Tucker	2020-05-18
Central	2019-156	2	Parkwood Plaza, LLC	2020-05-18
Central	2019-178	11	DRB Group	2020-05-18
Central	2020-036	1	Charlotte Planning, Design & Development	2020-05-18
Central	2019-114	111	The Charlotte Mecklenburg Hospital Authority	2020-06-15
Central	2020-003	0	Fairview Builders	2020-06-15
Central	2020-029	TBD	JACO Acquisition	2020-06-15
Central	2019-146	0	ALB Architecture, PA	2020-07-20
Central	2020-002	0	The Drakeford Company	2020-07-20
Central	2020-004	TBD	Boulevard Real Estate	2020-07-20
Central	2020-006	TBD	JFW Realty, Inc & 501 Associates, LLC	2020-07-20
Central	2020-016	TBD	Nolan Elanz	2020-07-20
Central	2020-018	2	Hopper Communities	2020-07-20
Central	2020-040	2	Alenky Signature Homes	2020-07-20
Central	2020-050	23	Charlotte-Mecklenburg Housing Partnership	2020-07-20
Central	2019-111	TBD	Hive Fitness, LLC	2020-09-21
Central	2020-005	2	Ronald Staley, Jr. of Verde Homes, LLC	2020-09-21
Central	2020-017	32	Aspen Heights Partners	2020-09-21
Central	2020-022	TBD	Boulevard Real Estate	2020-09-21
Central	2020-034	44	Jefferson Apartment Group	2020-09-21
Central	2020-039	1	Hinshaw Properties, LLC	2020-09-21
Central	2020-054	7	TriPointe Homes	2020-09-21
Central	2020-061	TBD	White Point Partners, LLC	2020-09-21
Central	2020-070	30	Elmington Capital Group	2020-09-21
Central	2019-167	20	Grubb Management, LLC	2020-10-19
Central	2020-059	70	Hanover R.S. Limited Partnership	2020-10-19
Central	2020-067	2	Terranova Group, LLC	2020-10-19
Central	2020-072	2	Freemore, LLC	2020-10-19
Central	2020-089	4	Pulte Group, Inc.	2020-11-16
Central	2020-093	TBD	Griffman Investments, LLC	2020-11-16
Central	2020-098	TBD	AHI 3100, LLC	2020-11-16
Central	2020-101	TBD	White Point Paces Partners, LLC	2020-11-16
Central	2020-013	9	Boulevard Real Estate Advisors, LLC	2020-12-21
Central	2020-042	TBD	Boulevard Real Estate Advisors, LLC	2020-12-21
Central	2020-052	34	Selwyn Property Group, Inc.	2020-12-21



**Planning Services**

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

Central	2020-076	4	Green Bird Properties, LLC	2020-12-21
Central	2020-090	TBD	Remount, LLC	2020-12-21
Central	2020-113	TBD	Catalyst Capital	2020-12-21
Central	2020-115	TBD	Crosland Southeast	2020-12-21
Central	2020-124	4	Mission Properties	2020-12-21
Central	2020-105	1	Matt Connolly- White Zombie, LLC	2021-01-19
Central	2020-107	2	Drakeford Communities	2021-01-19
Central	2020-121	1	James Doyle- Chamberlain Townhomes, LLC	2021-01-19
Central	2020-126	TBD	Carolina Capital Real Estate Partners	2021-01-19
Central	2020-129	TBD	Providence Group Capital, LLC	2021-01-19
Central	2020-131	TBD	John Nichols	2021-01-19
Central	2020-138	0	Rosemary Burt	2021-01-19
Central	2020-140	0	RJS Properties, Inc.	2021-01-19
Central	2020-149	TBD	White Point Partners	2021-01-19
	Total	798		