



**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: 2021-060**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: The approximately 1.23 acres zoned B-1 would allow approximately 74 multi-family units.*

*Number of students potentially generated under current zoning: 14 students (7 elementary, 3 middle, 4 high).*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The MUDD-O zoning petition has too many possible uses to calculate potential student impact.*

*CMS Planning Group: Central*

Average Student Yield per Unit: To Be Determined (TBD)

Number of students this development may add to the schools in this area: TBD

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> |
|--|---------------------------------|--|---------------------------------------|--|--|--|---|
| SHAMROCK GARDENS ELEMENTARY <sup>1</sup> | 30                              | 36   | 459                                   | 551  | 83%  | TBD  | TBD   |
| EASTWAY MIDDLE                           | 59.5                            | 51   | 810                                   | 694  | 117%   | TBD  | TBD   |
| GARINGER HIGH                            | 104.5                           | 89   | 1498                                  | 1276   | 117%   | TBD  | TBD   |

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

1. Construction of a new 45 classroom school; replace old school built in 1954.

**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 schools listed above.



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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 May 2018 to April 2021 is 851 students.

| <b>Planning Group</b> | <b>Petition</b> | <b>Projected Students</b> | <b>Petitioner</b>                             | <b>Approval Date</b> |
|-----------------------|-----------------|---------------------------|---|----------------------|
| 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           |
| 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           |



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|         |          |     |  |            |
|---------|----------|-----|--|------------|
| 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 |
| 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 |



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|---------|--------------|------------|---|------------|
| 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 |
| Central | 2020-127     | TBD        | RAM Realty Advisors                       | 2021-02-15 |
| Central | 2020-128     | 0          | MRL Holdings, LLC                         | 2021-02-15 |
| Central | 2020-151     | 55         | Range Water Real Estate                   | 2021-02-15 |
| Central | 2020-154     | TBD        | Carolina Urban Properties, LTD            | 2021-02-15 |
| Central | 2020-158     | 1          | Revolve Residential                       | 2021-02-15 |
| Central | 2020-169     | 16         | Charlotte-Mecklenburg Housing Partnership | 2021-02-15 |
| Central | 2020-083     | 3          | The Keith Corporation                     | 2021-03-15 |
| Central | 2020-167     | 4          | Hopper Communities                        | 2021-03-15 |
| Central | 2020-170     | 1          | Sree Properties                           | 2021-03-15 |
| Central | 2020-174     | 1          | MOD CLT, LLC                              | 2021-03-15 |
| Central | 2020-172     | 1          | Alex Bansenberg                           | 2021-04-19 |
| Central | 2020-185     | TBD        | Providence Group Capital, LLC             | 2021-04-19 |
| Central | 2020-190     | 60         | Northwood Ravin                           | 2021-04-19 |
| Central | 2020-200     | 37         | Elmington Capital Group                   | 2021-04-19 |
|         | <b>Total</b> | <b>851</b> |   |            |