



**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: 2021-086 Corrected Memo**

**IMPACT UNDER CURRENT ZONING**

Number of housing units allowed under current zoning: zero.

Approximately 4.5 acres zoned MUDD(O); the subject property is commercial/vacant.

Number of students potentially generated under current zoning: zero.

**IMPACT OF THE PROPOSED DEVELOPMENT**

Proposed Housing Units: The MUDD(O) SPA zoning petition seeks to allow up to 305 multi-family units.

CMS Planning Group: South

Average Student Yield per Unit: 0.3440

This development may add 104 students to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2020-21 school year

Schools Affected	Total Classroom Teachers	Building Classrooms/ Teacher Stations	20 <sup>th</sup> Day Enrollment	Building Classroom/ Adjusted Capacity (Without Mobiles)	20 <sup>th</sup> Day, Building Utilization (Without Mobiles)	Additional Students As a result of this development	Utilization As of result of this development (Without Mobiles)
SMITHFIELD ELEMENTARY	38.4	36	652	611	107%	60	113%
QUAIL HOLLOW MIDDLE	70.5	57	1286	1040	124%	22	125%
SOUTH MECKLENBURG HIGH <sup>1</sup>	167.0	125	3202	2397	134%	22	134%

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

1. Construction of a new school; relieves crowding at South Mecklenburg, Ardrey Kell and Myers Park.

The total estimated capital costs of providing the additional school capacity for this new development is \$3,822,000, calculated as follow:

Elementary School: **60** x \$34,000 = \$2,040,000  
 Middle School: **22** x \$37,000 = \$814,000  
 High School: **22** x \$44,000 = \$968,000



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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 schools 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 South Planning Group, the projected student impact from approved rezonings from July 2018 to June 2021 is 1434 students.

<b>Planning Group</b>	<b>Petition</b>	<b>Projected Students</b>	<b>Petitioner</b>	<b>Approval Date</b>
South	2018-022	3	Kyle Short	2018-07-16
South	2018-044	11	Land Investment Resources, LLC	2018-09-24
South	2018-026	4	Llewellyn Development, LLC	2018-10-15
South	2018-066	2	Anthony Moore	2018-10-15
South	2018-094	2	Hopper Communities, Inc	2018-11-19
South	2018-101	9	Llewellyn Development, LLC	2018-12-17
South	2018-127	5	Blue Azalea-Providence LLC	2019-07-15
South	2019-023	5	Sinacori Builders	2019-07-15
South	2018-142	14	Proffitt Dixon Partners	2019-09-16
South	2019-050	5	Land Growth, LLC	2019-09-16
South	2019-083	2	James M. Howell	2019-10-21
South	2019-068	29	Blu South, LLC	2019-11-21
South	2019-047	47	NR Pinehurst Property Owner, LLC	2019-12-19
South	2019-100	1	Matt Connolly-Pike Properties, LLC	2019-12-23
South	2019-030	114	Continental 475 Fund, LLC	2020-01-21
South	2019-140	4	C Investments 5, LLC	2020-02-17
South	2019-141	1	Mark Bolous	2020-03-16
South	2019-158	7	MPV Properties	2020-03-16
South	2019-115	827	Northwood Development, LLC	2020-06-15
South	2020-011	4	Souvik Ghosal	2020-06-15
South	2020-024	55	Dominion Realty Partners, LLC	2020-06-15
South	2020-066	10	Yoruk Development	2020-11-16
South	2020-100	10	Delray Ventures, LLC	2020-11-16
South	2020-073	6	Blue Azalea	2020-12-21
South	2020-109	6	Lewis RE Group, LLC	2021-02-15
South	2020-145	132	Crescent Communities	2021-02-15
South	2020-068	81	Levine Properties, Inc	2021-03-15
South	2020-103	15	Fielding Homes/ DRB Group	2021-04-19
South	2020-195	9	Smith Southeast Development, Inc.	2021-04-19



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South	2021-023	14	Carolina Properties	2021-05-17
	<b>Total</b>	<b>1434</b>		