



**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: 2021-185**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: the approximately 2.48 acres zoned B-1S (CD) would allow: no housing units.*

The subject property is vacant.

*Number of students potentially generated under current zoning: zero.*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The B-2 zoning petition seeks to allow up to 54 multi-family units.*

*CMS Planning Group: Central*

Average Student Yield per Unit: 0.1838

This development may add 10 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>
WESTERLY HILLS ELEMENTARY	31.00	32	410	410	100%	5	101%
WILSON STEM ACADEMY	35	39	460	513	90%	2	90%
HARDING UNIVERSITY HIGH	100.5	78	1491	1157	129%	3	129%

The total estimated capital cost of providing the additional school capacity for this new development is \$302,000; calculated as follows:

Elementary: **5**x \$34,000 = \$170,000

High School: **3**x \$44,000 = \$132,000

**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 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 November 2018 to October 2021 is 1280 students.

<b>Planning Group</b>	<b>Petition</b>	<b>Projected Students</b>	<b>Petitioner</b>	<b>Approval Date</b>
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	2019-092	38	Carolina Development Group NC, LLC	2020-01-21
Central	2019-124	9	Gvest Capital, LLC	2020-01-21
Central	2019-080	11	Seahawk Partner Holdings, LLC	2020-02-17
Central	2019-138	2	Roma Homes	2020-02-17
Central	2019-069	7	Harrison Tucker- CoHab, LLC	2020-03-16
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



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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
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



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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
Central	2020-182	1	Circle G, LLC	2021-05-17
Central	2020-194	59	Toomey Avenue, LLC	2021-05-17
Central	2021-001	1	BIRDCO, Inc	2021-05-17
Central	2021-016	27	Urban Trends Real Estate, Inc	2021-05-17
Central	2021-018	59	Poplar Development Partners	2021-05-17
Central	2020-192	60	White Point Partners	2021-06-21
Central	2021-007	1	Pakchanok Lettsome	2021-06-21
Central	2021-009	1	Edward Judson McAdams	2021-06-21
Central	2021-010	TBD	Madison Capital Group	2021-06-21
Central	2021-031	0	Halley Douglas, Inc.	2021-06-21
Central	2021-021	119	Portman Residential	2021-07-19
Central	2021-034	1	JCAN Properties, LLC	2021-07-19
Central	2021-037	TBD	Providence Group Capital	2021-07-19
Central	2021-038	TBD	White Point Partners, LLC	2021-07-19
Central	2021-046	1	Alenky Family Foundation	2021-07-19
Central	2021-088	26	The Charlotte-Mecklenbur Hospital Authority	2021-07-19
Central	2021-048	1	The Drakeford Company	2021-09-20
Central	2021-054	TBD	Space Craft, LLC	2021-09-20
Central	2021-057	TBD	Providence Group Capital, LLC	2021-09-20
Central	2021-058	1	501 Briar Creek, LLC	2021-09-20
Central	2021-067	TBD	Terwilliger Pappas	2021-09-20
Central	2020-144	1	Hopper Communities	2021-10-18
Central	2021-044	64	Tribek Properties	2021-10-18
Central	2021-062	60	Childress Klein Properties & Dominion Realty Partners	2021-10-18
Central	2021-072	TBD	NRP Properties, LLC	2021-10-18
Central	2021-073	TBD	Period Design Concepts, LLC	2021-10-18
Central	2021-076	TBD	White Point Partners	2021-10-18
Central	2021-182	1	BIRDCO, Inc	2021-10-18
	Total	1280		