



**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: 2021-239**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: the approximately 9.34 acres zoned O-1(CD) would allow: zero housing units*

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

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The R-12MF(CD) zoning petition seeks to allow up to 110 townhomes*

*CMS Planning Group: East*

Average Student Yield per Unit: 0.1698

This development may add 19 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> |
|--------------------------------|---------------------------------|--|---------------------------------------|--|--|--|---|
| NEWELL ELEMENTARY              | 44.50                           | 39   | 717                                   | 628  | 114%   | 8  | 114%  |
| MARTIN LUTHER KING, JR. MIDDLE | 54.5                            | 58   | 804                                   | 856  | 94%  | 3  | 94%   |
| JULIUS L. CHAMBERS HIGH        | 114.6                           | 91   | 1997                                  | 1586   | 126%   | 8  | 126%  |

The total estimated capital costs of providing the additional school capacity for this new development is **\$624,000**; calculated as follows:

Elementary School                      8x \$34,000 = \$272,000

High School                                8x \$44,000 = \$352,000

**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.

Applicants are encouraged to contact us in advance of their project submittals to inform CMS of their prospective impacts and discuss mitigation alternatives.



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In the East Planning Group, the projected student impact from approved rezonings from February 2019 to January 2022 is 2422 students.

| <b>Planning Group</b> | <b>Petition</b> | <b>Projected Students</b> | <b>Petitioner</b>                                | <b>Approval Date</b> |
|-----------------------|-----------------|---------------------------|--|----------------------|
| 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                  | 2019-162        | 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           |
| East                  | 2020-079        | 10                        | The Sealy Group, Inc.                            | 2021-02-15           |
| East                  | 2020-125        | 16                        | John Nicholls- Accent Homes Carolinas, Inc       | 2021-02-15           |
| East                  | 2020-137        | 28                        | John Clark, Jr.                                  | 2021-02-15           |
| East                  | 2020-143        | 95                        | Charlotte Water                                  | 2021-02-15           |
| East                  | 2020-146        | 43                        | Elmington Capital                                | 2021-02-15           |
| East                  | 2020-152        | TBD                       | Shreeju Hospitality UNCC, LLC                    | 2021-02-15           |
| East                  | 2020-180        | 54                        | NRP Properties, LLC                              | 2021-03-15           |
| East                  | 2020-168        | 4                         | The Building Agency, LLC                         | 2021-04-19           |
| East                  | 2020-179        | 1                         | Agent 89 Properties, LLC                         | 2021-04-19           |
| East                  | 2020-187        | 7                         | Sam's Mart                                       | 2021-04-19           |
| East                  | 2020-188        | 24                        | Shaun Gasparini, True Homes, LLC                 | 2021-04-19           |
| East                  | 2021-017        | 14                        | Charlotte-Mecklenburg Housing Partnership        | 2021-05-17           |
| East                  | 2020-160        | 103                       | Aldersgate United Methodist Retirement Community | 2021-07-19           |
| East                  | 2021-025        | 26                        | NVR, Inc   | 2021-07-19           |
| East                  | 2021-040        | 34                        | Mattamy Homes                                    | 2021-07-19           |
| East                  | 2021-047        | 103                       | Carolyn Associates Owner, LLC                    | 2021-07-19           |
| East                  | 2021-137        | TBD                       | City of Charlotte                                | 2021-10-18           |



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|      |          |      |  |            |
|------|----------|------|--|------------|
| East | 2021-097 | 44   | Mattamy Homes                                      | 2021-12-20 |
| East | 2021-121 | TBD  | Anthony Fox  | 2021-12-20 |
| East | 2021-122 | TBD  | Kairol Residential                                 | 2021-12-20 |
| East | 2021-124 | 16   | Judson Stringfellow; JDSI, LLC                     | 2021-12-20 |
| East | 2021-136 | 2    | Habitat for Humanity of the Charlotte Region, Inc. | 2022-01-18 |
| East | 2021-148 | 457  | K Sade Ventures, LLC                               | 2022-01-18 |
|      | Total    | 2331 |  |            |