

District 4 Rezoning

Department of Planning and Real Estate
September 2021

Why Zone/Rezone?

- Alleviate overcrowding and/or under utilization
- Establish attendance zones for new construction of both schools and housing



Goals & Priorities

Setting goals and priorities creates transparency and allows for productive community engagement which sets the standard for decision making

What is the goal of zoning/rezoning?

What are the community priorities?

Key Information Considered

- Affected Schools:
 - Building capacity
 - Current enrollment
 - Neighborhood school
 - Feeder pattern
 - Any plans for grade reconfiguration
 - Curriculum offerings
 - New school construction
 - Planned and permitted construction (student yield)
- Demographic Distribution of Students
- Natural Land Boundaries
- Impact to Students/Families:
 - Social factors (friends, siblings, etc.)
 - Travel time & distance
- Community Impact:
 - Traffic patterns
 - Property values

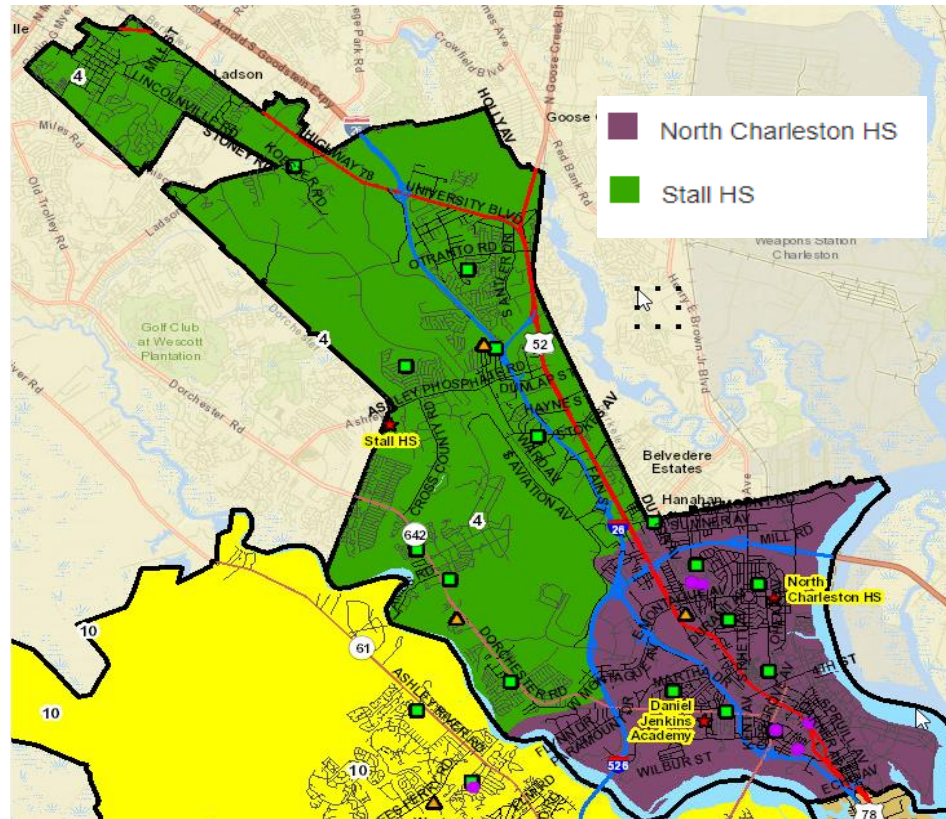
Outcome of Rezone

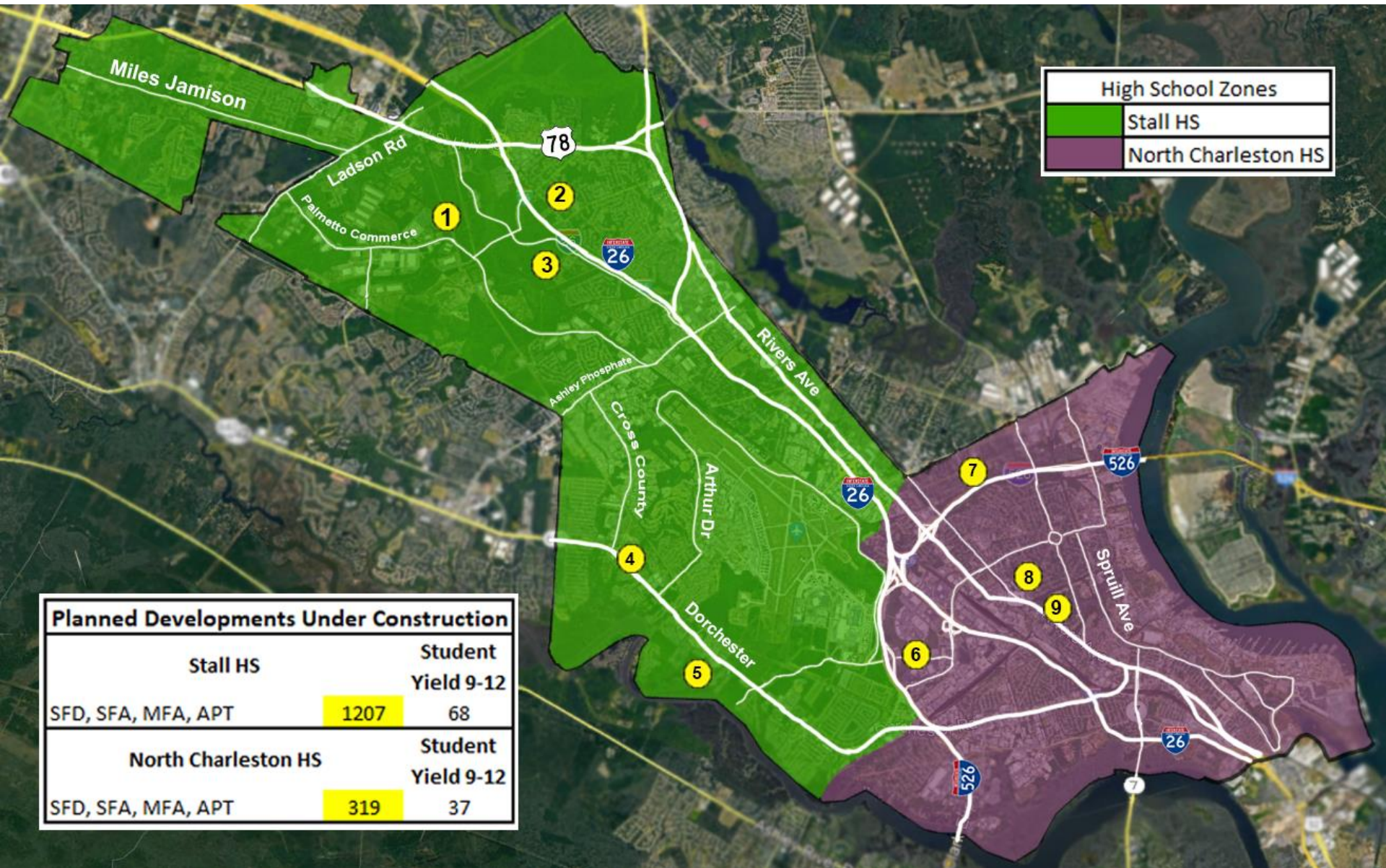
- Will more evenly distribute students and bring about better neighborhood continuity
- Will alleviate overcrowding at both Pepperhill and Stall and do away with the need to house students in trailers
- Allows space for future growth from Planned Developments

North Charleston High & Stall High

It is recommended that the boundaries between North Charleston HS and Stall HS be adjusted to ease overcrowding at Stall and better utilize space at each school. Based on FY21 the Stall High School capacity fill is 104% compared to North Charleston High at 49%.

CURRENT ZONE





High School Zones	
	Stall HS
	North Charleston HS

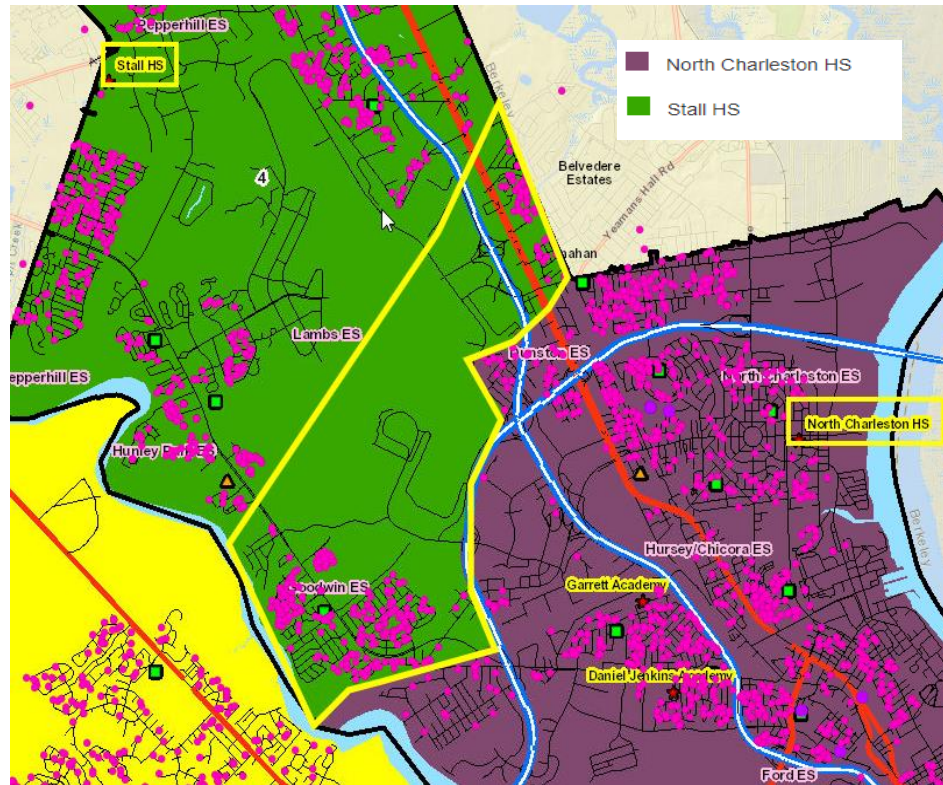
Planned Developments Under Construction		
Stall HS		Student Yield 9-12
SFD, SFA, MFA, APT	1207	68
North Charleston HS		Student Yield 9-12
SFD, SFA, MFA, APT	319	37

High Schools

D4 High Schools							FY2022	FUTURE PROJECTIONS ARE SUBJECT TO CHANGE YEARLY					
	Bldg Capacity	FY2017	FY2018	FY2019	FY2020	FY2021	Prelim 10 Day	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028
Garrett HS													
Total	1,064	545	401	312	161								
North Charleston HS													
Total	1,381	513	533	588	574	670	771	826	843	805	781	773	751
Stall HS													
Total	1,440	1,403	1,452	1,435	1,527	1,555	1,682	1,590	1,627	1,649	1,625	1,614	1,611
	Total HS Bldg Cap												
D4 High Totals	3,885	2,461	2,386	2,335	2,262	2,225	2,453	2,416	2,470	2,454	2,406	2,387	2,362

Option 1

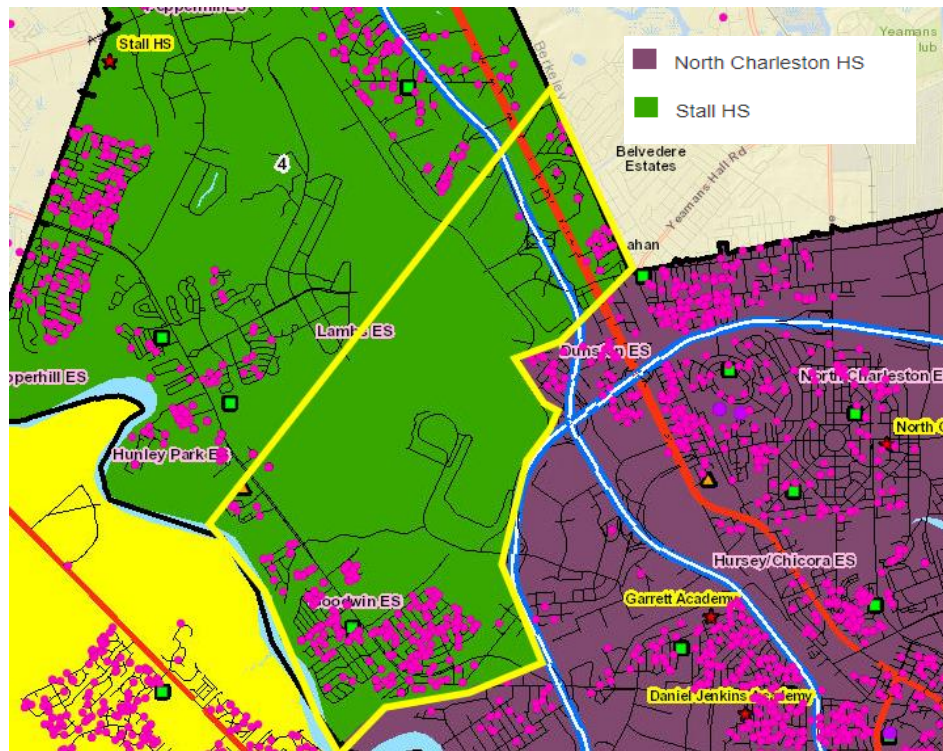
Shift the southeast boundary further west, using Hanahan Road on the north side and south of Zucker MS on the south side for reference. This would shift roughly 269 students from Stall HS to North Charleston HS.



	Capacity	FY21 135 Day	Current Fill%	Students Affected	Proposed Total	Proposed Fill%
NCHS	1381	670	49%	+269	939	68%
Stall	1440	1502	104%	-269	1233	86%

Option 2

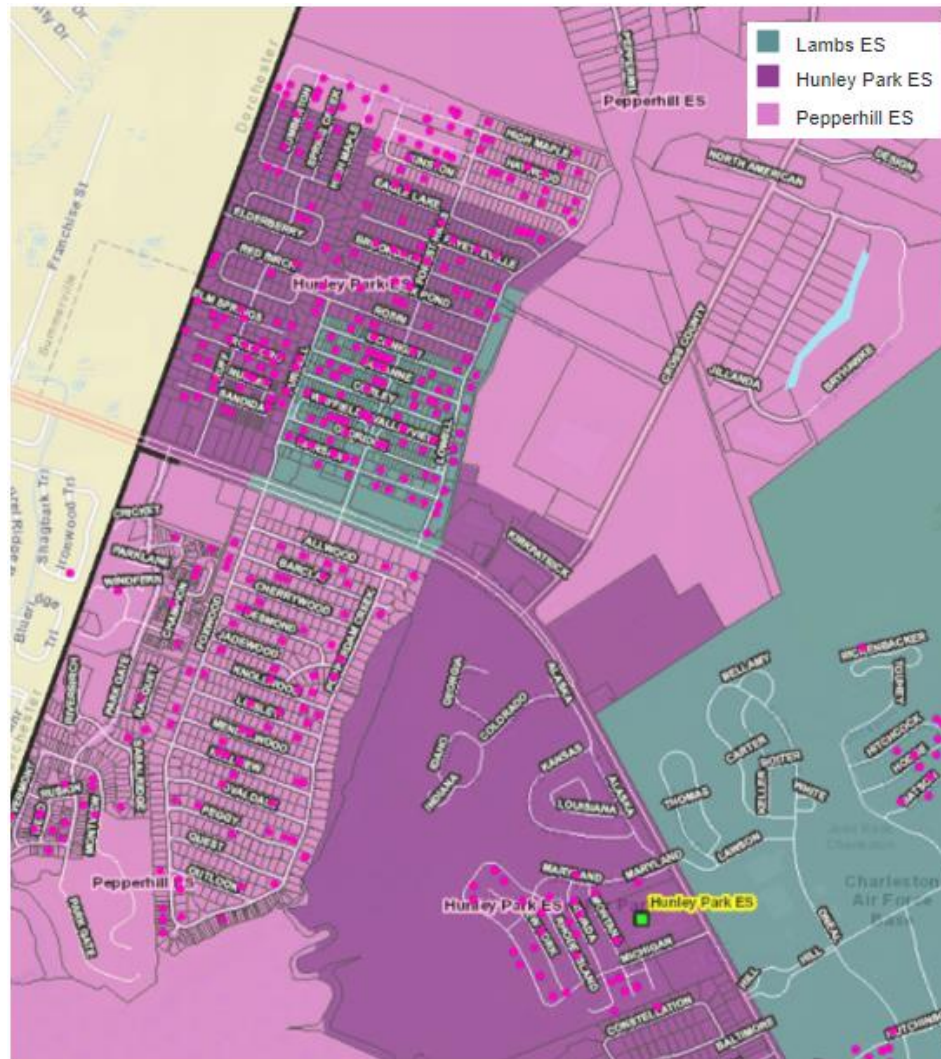
Expand Option 1 slightly, adding 23 students, and shift the southeast boundary further west, using Hanahan Road on the northern side and Zucker Middle School as boundary references. This would rezone 292 students from Stall HS to North Charleston HS.

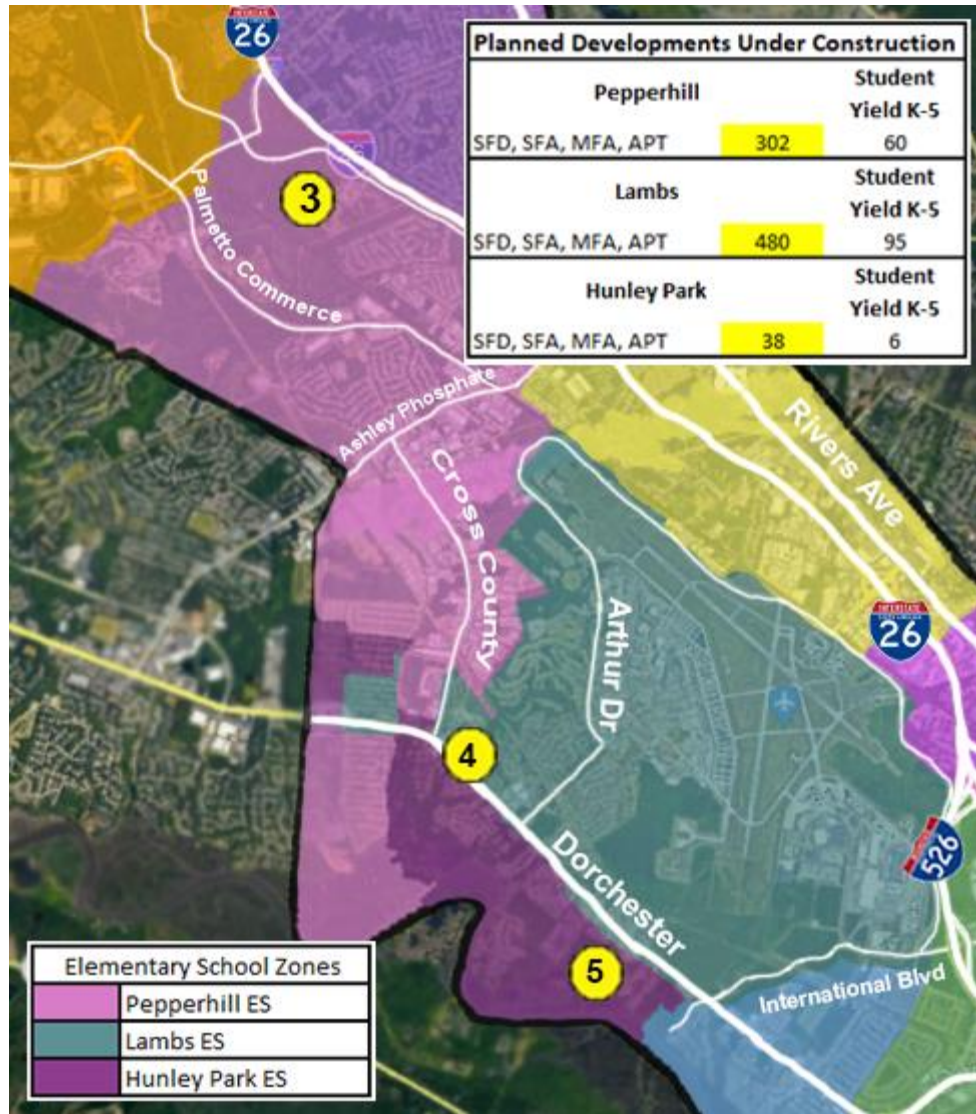


	Capacity	FY21 135 Day	Current Fill%	Students Affected	Proposed Total	Proposed Fill%
NCHS	1381	670	49%	+292	962	69%
Stall	1440	1502	104%	-292	1210	84%

Lambs/Pepperhill/Hunley Park

CURRENT ZONE





Elementary Schools

D4 Elementary Schools							FY2022	FUTURE PROJECTIONS ARE SUBJECT TO CHANGE YEARLY					
							Prelim 10 Day	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028
Hunley Park ES	Bldg Capacity	FY2017	FY2018	FY2019	FY2020	FY2021							
Total	514	499	510	479	474	401	413	386	384	378	378	385	396
Lambs ES	Bldg Capacity	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028
Total	728	401	417	396	384	346	323	381	385	390	397	404	401
Pepperhill ES	Bldg Capacity	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028
Total	634	622	620	593	574	514	527	573	591	596	612	628	634
	Total ES Bldg Cap	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028
D4 Elementary Totals	1,876	1,522	1,547	1,468	1,432	1,261	1,263	1,340	1,360	1,364	1,387	1,417	1,431

Option (Figure 1 & 2)

Figure 1 - All students south of Dorchester Road to attend Hunley Park

Rezone from Pepperhill to Hunley Park, FY21 = 71 students

Current: 4.4 miles, 15 minutes to Pepperhill; Proposed: 2.2 miles, 6 minutes to Hunley Park

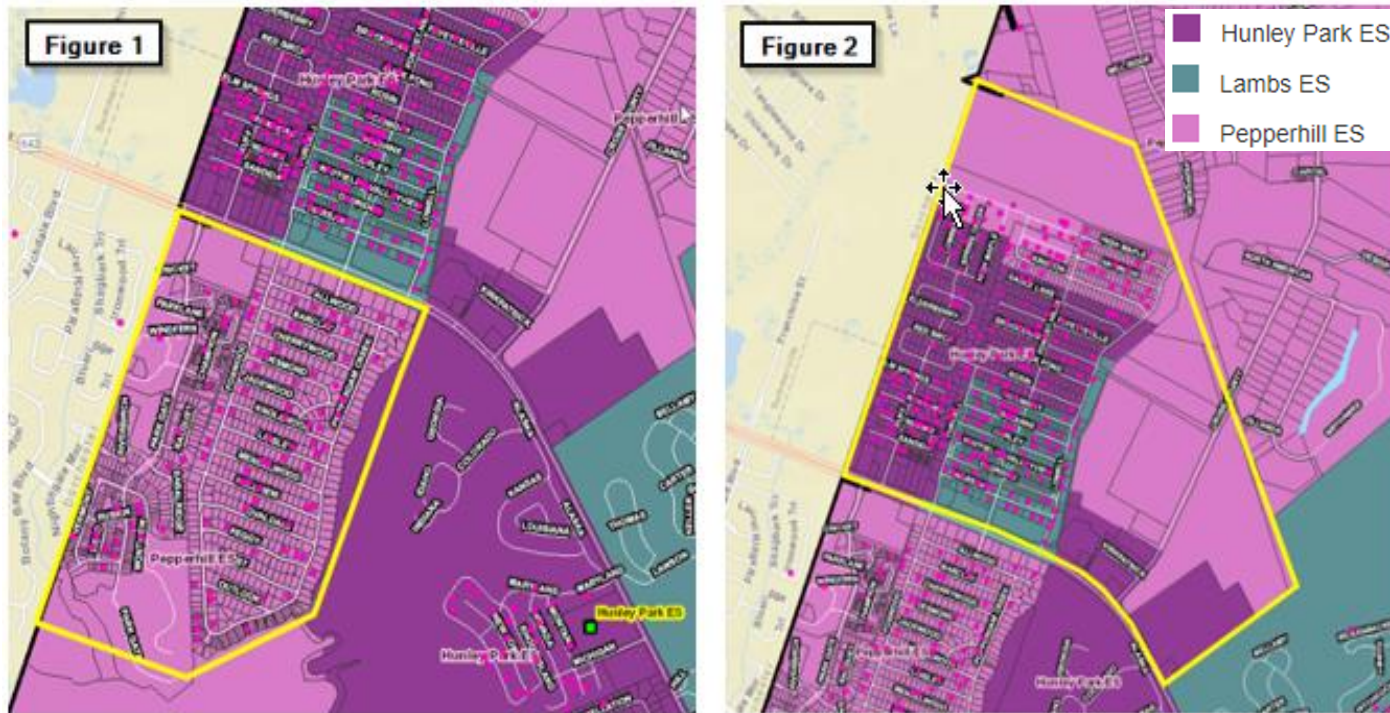
Figure 2 - Students North of Dorchester Road

Rezone Pepperhill to Lambs, FY21 = 31 students

Current: 4 miles, 14 minutes; Proposed: 2.8 miles, 7 minutes

Rezone Hunley Park to Lambs, FY21 = 107 students

Current: 2.3 miles, 8 minutes; Proposed: 2.8 miles, 7 minutes



Option (Figure 1 & 2)

	Capacity	FY21 135 Day	Current Fill%	Student Affected	Proposed Total	Proposed Fill%
Hunley Park	514	428	83%	36	392	76%
Lambs	728	365	50%	138	503	69%
Pepperhill	634	561	88%	102	459	72%

Thank You
Your input is essential

Please fill out one of our comment cards

Planned Developments Under Construction		
Parcel #	Development Name	Units
1	Palmetto Commerce	336 APT
2	Otranto	51 SFD
3	Cypress Lake	302 APT
4	Dorchester Rd	480 APT
5	Palm View Circle	38 SFA
6	International Blvd	300 APT
7	Sumner	27 SFA, 18 SFD
8	Mixson	74 SFA
9	South Rhett	200 APT