

## LAKE NORMAN CHARTER NEIGHBORHOOD MTG INVITATION LIST

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Mr. Earl Brook S. Ferguson, Jr.  
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Fong Yang  
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Providence RI 02907

Hazeline Conn Moss  
105 Woodvale St  
Cherry NC 28021

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Huntersville, NC 28078-9199

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Huntersville, NC 28078-7800

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Huntersville Town Hall  
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Planning Department Project Coordinator  
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Huntersville Town Hall  
Attn: Mr. Gerry Vincent  
Assistant Town Manager  
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## LAKE NORMAN CHARTER NEIGHBORHOOD MTG INVITATION LIST

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Commissioner Dan Boone  
317 Southland Road  
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Commissioner Mark Gibbons  
13818 Bramborough Road  
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Commissioner Charles Guignard  
P.O. Box 1766  
Huntersville, NC 28070

Commissioner Rob Kidwell  
7603 Rolling Meadows Ln  
Huntersville, NC 28078

Commissioner Danny Phillips  
14720 Brown Mill Road  
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Mr. Chris Price  
8310 Misty Lilac Drive  
Huntersville NC 28078

Mr. Joe Sailors  
9332 Westminister Drive  
Huntersville NC 28078

Mr. Harold Bankirer  
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Ms. Janice Lewis  
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Mr. Stephen Swanick  
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Mr. Joseph Gunter  
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Ngoie Muisangye  
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Rubicelia Cruz  
12106 Mascot Ln  
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Ms. Angelia Wise  
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Mr. Carson Myers  
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Ms. Brenda Gomez  
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Mrs. Patricia Criswell  
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Mr. Toby Coble  
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Mr. Rowdy Ferguson  
10020 Hambright Rd  
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Mr. Michael Clark  
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Mr. Leo Nailor  
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Mr. Wayne Thomas  
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Mr. Richard Waugh  
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Dhennisse Grullon  
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Mr. Roger Thrower  
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Mr. Paul Plyler  
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Mr. Benjamin Guerrero  
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Mr. Jeronimo Cayax  
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Ms. Susan Knopp  
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Ms. Gwyn Ferguson  
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Ms. Mary Staton  
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Mr. Keith Curlee  
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Mr. Edward Jackson  
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Mr. Lloyd Benson  
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Ms. Connie Carmichael  
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Ms. Sonya Ladda  
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Anaberta Garcia  
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Ms. Wanda Low  
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Ms. Linda Freeman  
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Mr. Gregorio Montoya  
9122 Cheyenne Dr  
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Mr. Austin Zuercher  
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Ms. Debora Garcia  
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Mr. Jose Hernandez  
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Blair Carpenter  
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Ms. Kristina Dye  
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Mr. Elbert Pressley  
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Huntersville, NC 28078-6984

Mr. George Helms  
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Mr. Larry Merrell  
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Mr. Fred Ferguson  
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Ms. Patricia Nelson  
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Ms. Shirley Welch  
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Ms. Cynthia Collins  
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Ms. Kewana Varney  
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Ms. Shannon Rhodes  
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Ms. Brooke Vanderspuy  
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Ms. Elizabeth Duguid

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Mr. Agustin Ortega  
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Mr. Gregorio Montoya  
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Jackie Cartee  
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Mr. David Campbell  
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Mr. Lonnie Craig  
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Ms. Ina Edwards  
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Ms. Maxine Trent  
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Mr. David Bridges  
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Ms. Loretta Campbell  
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Ms. Karen Kinley  
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Ms. Yvonne Manning  
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Ms. Mary Foster  
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Ms. Katie Combs  
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Mark + Kelley Conrad	10101 Hambright Rd. Huntersville, NC 28078
Danny Edwards	19941 Madison Village Dr. Cornelius NC 28007
Robert Broffman	10123 Hambright Rd 28078
Robin + Brett Froud	Davidson, NC 15515 Holly trail Ln.
Wendy Doherty	8900 Scottsboro Dr. Huntersville, NC 28078
Brad Priest	Town of Huntersville Planning
Jennifer Jones	14919 Colonial Park Dr. / Huntersville
Janet Swearingan	10115 Hambright
Tyler Wygant	101
Kate Kester	15541 Sugarfield Dr. Huntersville NC 28078
Erin Long	14241 Tribute Pl Dr. Huntersville
* Ayanna Chance	20521 Queensdale Dr. Cornelius NC 28031
M. Loneragan	12457 Willingdon Rd Huntersville
Rae Kaliszewski	8510 Lyman Oak Ct. Huntersville NC
Bobby + Gloria Dykewine	10325 Hambright Rd. Huntersville, NC 28078
David + Cheree Culbertson	10934 Emerald Wood Dr Huntersville NC 28078
Matthew Conrad	10101 Hambright Rd. Huntersville, NC 28078

[illegible]

MEETING DATE: 2/24/2016  
MEETING TIME: 6:00 PM  
SUBJECT: New Lake Norman Charter Elementary School Neighborhood Meeting  
LOCATION: Lake Norman Charter High School Campus  
ATTENDEES: Shannon Stein, LNCS  
Scott Abel, LNCS  
Bill Farber, LNCS  
Gary Knox, The Knox Group  
Jake Carpenter, Ramey Kemp & Associates  
Joel Helms, Clark Nexsen  
Robert Tripp, Merrick and Company  
Community Members Sign In Sheet Attached

**PURPOSE OF THE MEETING:**

The meeting was held to gather members of the community, who live near the new elementary school site on Hambright Road and Patterson Road, to provide them information about the new project and gather their feedback, concerns, wishes, etc.

**DISCUSSIONS:**

The meeting was kicked off by a long time LNCS teacher, who briefly discussed the history and growth of the existing campus. Shannon Stein spoke about the schools excellent reputation among charter schools in the state and their existing partnerships with families, the Town of Huntersville, and their neighbors. She continued by detailing the specifics of the lottery system and their plans for future growth, mainly their need to open an elementary school. Mrs. Stein laid out some additional details regarding the elementary school project, explaining their wish to open for the 2017-2018 school year, their goal to expand the partnerships with the Town of Huntersville, details on staff and curriculum, and the phased approach to the startup of the new school. She then provided brief details about the existing property, the need to rezone for the new development to take place, the schools ability to stack all vehicle traffic within the campus, thereby preventing backups along Hambright Road, and their intent to provide buffers against the adjacent properties. Lastly, Mrs. Stein explained that for the remainder of the

meeting, citizens could visit three separate areas within the room to get additional details and ask questions of the elementary school team. The three areas were:

- Technical: Gave details about the site plan layout, construction phasing, handling of traffic, conceptual architectural elevations, etc. related to design and engineering.
- Educational Components: Provided details about the overall vision, growth plans, fundraising, and volunteer opportunities.
- Ideas: Seeking community feedback for things they would like to see on the site, programs they would like the school to offer, or general ideas on how the school could become a better neighbor.

#### TABLE BREAKOUT:

Technical: Several plans were set up for viewing and discussion. They included both a blow up of the proposed site and a large scale view of the school property and adjacent properties, during the various phases of construction, and preliminary architectural renderings of the new school building.

- *There was a question and concerns from the property owners of the five 0.6 ac lots lying along Hambright Road, west of Patterson Road, regarding the impacts of a new 80 ft bufferyard on their property once the properties are rezoned.* The LNCS team heard the concerns of the property owners and discussed several options for possibly mitigating or removing the buffer off their property. The LNCS team expressed to them that they have no intention of purposefully removing useable acreage on their properties by rezoning the LNCS property. The LNCS team advised them that they have already had preliminary discussions with the Town regarding options for either applying a portion of the buffer on the LNCS property or creating a zoning line within the LNCS property, rather than at the property line, to prevent the new buffer from being applied to the adjacent properties. Brad Priest, Town of Huntersville, was present for most of the discussions surrounding the buffer and provided feedback to the residents. Mr. Priest confirmed that the school could not use the Patterson Road property for play fields or other school/park uses under the current CB zoning. The LNCS team expressed their intent to use the Patterson Road property for practice fields and therefore were required to rezone the property to be able to use it as such.
- *There were concerns expressed by the property owners of the five 0.6 ac lots lying along Hambright Road, west of Patterson Road, regarding the impacts of road improvements to Hambright Road and Patterson Road. They expressed concerns related to driveway entrances off Hambright and Patterson in the event the properties were combined into*

*one property and/or sold as individual properties for use as commercial businesses as they are currently zoned.* The LNCS team and Brad Priest, Town of Huntersville, suggested they reach out to Stephen Trott with the town of Huntersville regarding possible options for driveway entrances should the properties be combined. The LNCS team explained they could not answer for the Town staff or NCDOT regarding access should a combination of the properties occur. The LNCS team and Mr. Priest explained that the individual properties had a right to access Hambright Road, which could not be taken away due to road improvements on Hambright or due to the location of the new LNCS driveway onto Hambright Road. LNCS did state that they would entertain the possibility of providing access to the rear of those properties via the new LNCS driveway off Patterson Road, as long as it did not have a negative impact on their ability to stack cars during peak times, and/or the impacts of any additional requirements imposed by the Town for allowing the access.

- *There were concerns expressed by local residents regarding new traffic generated by the school, their ability to leave / enter their driveways during peak times, and / or stoppages of traffic on Hambright due to school traffic.* The LNCS team explained they had an extensive Traffic Impact Analysis performed by Ramey Kemp, as required by the town, to study traffic patterns and make recommendations improvements to Hambright Road to mitigate traffic impacts by the new school. In addition, Ramey Kemp was brought on board early in the design process to assist the school with internal traffic circulation and make recommendations on providing stacking within the site to hold all cars entering the school during peak times. The LNCS team explained their efforts to adjust start times, provide early start programs, etc. at the existing campus to help mitigate traffic concerns on Old Statesville Road and their willingness to make such adjustments on the new campus should they be needed to resolve traffic problems on Hambright Road.
- *There were concerns expressed by local residents that once the property was rezoned to residential, that the school could then sell it off to a developer, who could then put in single family homes, apartments, etc.* The LNCS team explained that the rezoning process was a conditional process, tied to the site plan and package submitted for the rezoning. They explained that a change of use would require the owner to go through the conditional rezoning process again with a new plan. They further explained that the school itself could not decide to build a different plan, or add additional buildings, etc. due to the binds of the conditional rezoning site plan.
- *Along with the concerns mentioned, some residents did express they were glad to see a school instead of a 'Wal-mart', or other large commercial use, or large industrial use.*

*Other residents were glad to hear public water would be brought to the school site, providing them with public water as well.*

- *In follow-up discussions, nearby residents expressed concerns with the school becoming an attraction or a 'hang out' after hours, and/or unauthorized use of the practice fields on weekends and nights, which would generate additional traffic, noise, crime, etc. The LNCS team expressed their intent to police the property and practice fields, use security cameras, gates, etc. to protect their property. They noted that they had similar issues on the existing middle and high school campuses and were able to resolve the problems with trespassing.*
- *The LNCS team members offered to meet with nearby property owners in the field to review the impacts of the proposed road improvements to their existing driveways, fencing, landscaping, etc. That meeting has yet to be scheduled, but will occur in late March.*