

MEETING DATE: 4/11/2016  
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  
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 recent changes to the project and hear feedback on the proposed changes.

DISCUSSIONS:

The meeting was kicked off by Shannon Stein, who briefly reviewed the school's history, growth, and objectives for the future. She continued by discussing several bullet points covering the site plan changes. Lastly, Mrs. Stein discussed several positive improvements resulting from the new site plan.

After the initial presentation by Mrs. Stein, the attendees were given a chance to review the revised schematic site plans, ask questions, and make comments. In summary of the discussions:

- *The property owners of the five 0.6 ac lots lying along Hambright Road, west of Patterson Road, were glad to see the site plan revisions lessened the impacts of road improvements on their properties. The conceptual site plan showed the currently proposed road improvements within the TIA by Ramey Kemp, as symmetrical widening of Hambright Road by adding an additional six (6) feet of asphalt to each side of Hambright Road for the new left turn lane, plus and an additional twelve (12) feet of asphalt just east of the new entrance drive for a new right turn lane into the project.*

Robert Tripp explained that one of the goals of the new plan was to shift the entrance drive further west along Hambright Road, thereby placing the new drive further into the bounds of the property. This was done to try and keep all the impacts of the new right turn lane within the bounds of the schools property as opposed to being on an adjacent property owner as was the case on the previous plan.

- *There were concerns expressed by the property owners on the south side of Hambright Road, directly across from the new site, about the impacts of symmetrical widening to their property. In particular, they expressed concerns over losing useable land in the front portion of their property.* Robert Tripp explained that the typical standard for road improvements dictated by NCDOT was to place an additional six (6) feet of asphalt for the new lane, plus four (4) feet for a grass shoulder, plus approximately another seven (7) feet for recreating the ditch line. This typically results in an impact of approximately 17 to 18 feet in width beyond the current edge of pavement in order to install new road improvements. Mr. Tripp explained that in certain cases, the depth of the ditch line or shoulder widths can be adjusted to lessen the impact width of the improvements. Mr. Tripp and LNCS offered to have the currently planned impact limits survey staked in the field, so all parties could meet on site and assess impacts to the property. As of the time of this report, that work and a subsequent meeting is being scheduled.
- *A question regarding the lottery system was asked by one resident.* Mrs. Stein responded that the lottery system was run by an outside party. She further clarified that LNCS had very limited information about the applicants and by law, had no control over who gets into the school via the lottery process. Ms. Stein also shared that 42% of LNCS' current student body come from the Huntersville area, equating to approximately 210 potential students that would attend the new elementary school.
- *A resident asked about LNCS's attempt to purchase property for the new school.* Mrs. Stein responded that the School had done its best to validate all sites within the area which met the criteria for supporting a new school. She detailed the work done by Gary Knox to seek out possible sites for the school, and the difficulties experienced in attempting to find a site that could support a new school.
- *A resident asked questions regarding improvements to Patterson Road and Hambright Road which were shown on the previous plan.* Mr. Tripp explained that with the new property combination and revised site plan, Patterson Road would continue to remain as-is at this time. The new project would not make any improvements to the intersection of Patterson Road and Hambright Road, or Patterson Road itself. Mr. Tripp explained that the new sidewalk and bike lane, required by the Town of Huntersville,

would only be within the limits of the school site and would not extend to the adjacent properties or onto Patterson Road.