

Community Meeting Notes

Phoenix Montessori Academy, Zoning Petition No.: R17-06

The Community Meeting for the Phoenix Montessori Academy, Zoning Petition No.: R17-06 was held at the Phoenix Montessori Academy, 12340 Mt. Holly-Huntersville Road, Huntersville, North Carolina, on August 2, 2017, at 6:00 p.m.

The following people attended: Commissioner Dan Boone, Vice Chair of the Planning Board, Jennifer Davis. Members of the Applicant team in attendance were Nicolas Bracco, Julia Baddorrek, Jill Mack, Rick Mack and Nick Walsh of RdM Architecture; India French-Adams, Head of School and Susan Irvin of Irvin Law, PLLC.

Nicolas Bracco of RdM Architecture presented a power point presentation that included the new conceptual elevation, location and topography maps, photographs of the existing building (see below example):



and the proposed rezoning plans, which include the proposed addition of classrooms and gymnasium and related improvements, which would allow for a total of up to 300 students.

Susan Irvin explained that the Phoenix Montessori Academy had located in this building over a year ago under a temporary special use permit and had tried to find other appropriate space in Huntersville for a

permanent location. The school has been unable to find a suitable permanent location in Huntersville and, as so many of the students are from Huntersville, the school would like to stay in the location and plan for the future. The building and property on Mt. Holly-Huntersville, though unsuitable for many Corporate Business uses, is very suitable for the Montessori academy. This request necessitates a zoning change to CI. The property is on the edge of the CB area of Huntersville, bounded by steep topography and I-77 to the east and north and Mt-Holly Huntersville Road, across from the entrance to The Park to the west.

India French-Adams, Head of School, spoke of the school's activities and plans for growth and the discussions she has had with Huntersville Parks about sharing gym space once the expansion is built. Discussion centered around timing of construction, improvements, topography of the site and the process moving forward.